

2 FLATS + ILLEGAL Apt

DATE July 30, 1968

LISTING: Two-Flat Building

OWNER: Jack Jair

ADDRESS OF PROPERTY: 472-474 Grove Street EX 2-4584 (Before 9:30 a.m.)

DESCRIPTION:

Zoned R-4 27.5 x 69 = 1,893⁺ Square Feet

Two-story wood frame stucco front two-flat building with 5 room (1,500⁺) on each floor plus basement garage and two-room (plus bath) illegal unit in basement.

FINANCING: (Existing)

1st D/T 23,500 6 $\frac{1}{4}$ % First Savings & Loan
2nd D/T 3,500 6 $\frac{1}{2}$ % (Former owner)

(Owner will assist in additional or new financing)

PRICE:

Asking \$42,000, open to offers.

MISC. INFORMATION:

Upstairs units @ \$140.00 ea. = \$280
Downstairs unit = 90
\$370

This is one of the nicer two-flat buildings in the area. Upper units have hardwood floors, remodeled bathrooms, nicely painted rooms. Basement has 12 foot + ceiling and illegal modernized two-room unit with new sink and stove, modern bath, etc.

This building might be a good buy for an owner-occupant. Present owner acquired it on trade and wants his money out. He says he will consider any offer.

Downstairs unit would be ideal for use by a small contractor such as an electrician in that he could use the rear two rooms for storage and still have garage space for one large truck.

Realty Agent

LISTINGS OF TWO FLAT BUILDINGS

October 7, 1968

- | | | | |
|----|---|---------------------------------|---------------------------|
| 1. | 1515 A Lyon Street
Lewis Gallic | two units + garage
SK 2-9229 | \$24,500 |
| 2. | 2729-31 Pine Street
Anchor Real Estate | two units + garage
MA 1-2700 | \$26,000 |
| 3. | 2619-19A Sutter Street
Presidio Property | two units
221-1800 | \$27,500 |
| 4. | 2628 Sutter Street | | Sold |
| 5. | 2621 Sutter Street
T. W. Washington | two flats
WE 1-6459 | (Approximate)
\$28,000 |
| 6. | 2608 A Sutter Street | Single Family Residence | 10,500 |
| 7. | 2537-39 Post Street
Chan Real Estate | Small Two Flats
YU 2-0804 | (\$17,500) |

NEW LISTING WE DIDN'T SEE:

- | | | | |
|----|--|---|----------|
| 8. | 2728-30 Sutter Street
T. W. Washington
(Mr. A. Amos) | Two flats (no garage)
WE 1-6459
(Lot Size = 25 x 112) | \$28,500 |
|----|--|---|----------|

LISTINGS OF 2 FAMILY STRUCTURES

1. 2067-69 Golden Gate Avenue
Golden State R/E 207 Clement Street - EV 7 - 1144 (Mr. Ben Hom)
1 6-room, 1 5-room with full basement
Asking \$38,000
2. 740-42 Masonic Avenue
Saxe R/E - 661-2121
1 2-bedroom, 1 3-bedroom unit with two garages tandem
Asking \$42,500
3. 7-9 Clayton (South of Fulton)
Pierce R/E - 981-1240 (Mr. Englander)
2 units - both 2 bedroom and sunroom
About 1800 square feet per flat
Asking \$52,500
4. 531-33 Baker (at Fulton)
Green & Kaufman - SK 1-1634 (Mr. Betts)
2 6-room flats with full basement garage
Asking \$34,950
5. 1951-53 Fulton Street
Cournale R/E - SK 2- 3600 (Mr. Bianchi)
2 5-room + sunroom flats
Asking \$44,950

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Asking \$34,950
5. 1951-53 Fulton Street
Cournale R/E - SK 2- 3600 (Mr. Bianchi)
2 5-room + sunroom flats
Asking \$44,950

DATE July 9, 1969

LISTING: Residential

OWNER: Agent: Bill McFadden - 2859 Mission Street - VA 4 -0743

ADDRESS OF PROPERTY: 1760-62 Grove Street

DESCRIPTION: Two six-room flats + garage

FINANCING:

PRICE: \$39,500

MISC. INFORMATION:

Both flats are modern and newly painted. Separate furnaces.

Realty Agent

SALE NO. 587-2

LOCATION: 2527-27A Fillmore

GRANTOR: Michael S. Levison

GRANTEE: Phyllis C. Hecker

DATE OF RECORD: 6-20-66

I.R.S.: \$15.95

ZONING: R-4

SALES PRICE: \$53,000

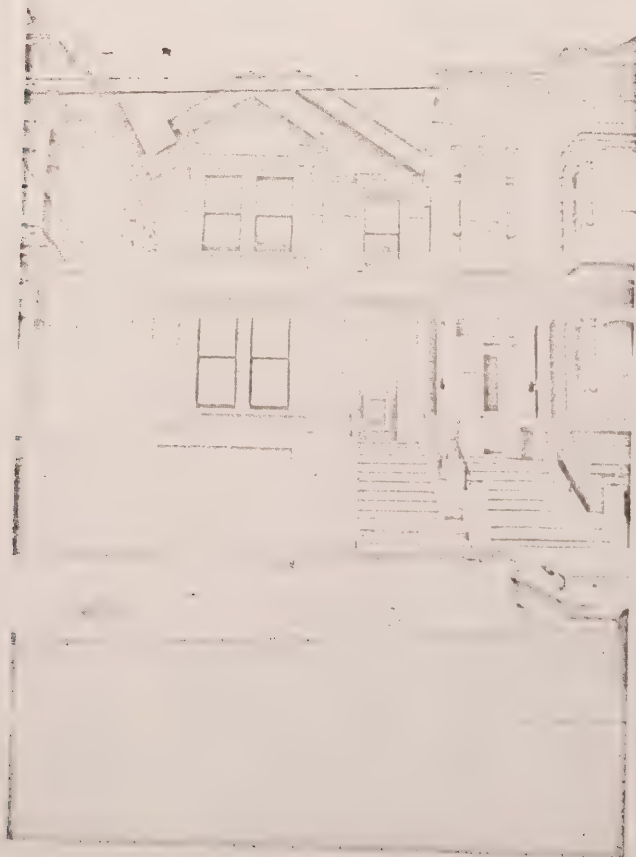
LAND SIZE: 25' x 100' = 2,500 s.f.

UNIT VALUE: \$21.20/s.f.

G.R.M.: 137.7

IMPROVEMENTS: 2 story over garage, wood frame (rustic) "victorian" building containing 1 - 5 rm. flat and 1 Jr. 5 rm. flat. Garage for 1 car. Older residence, legally converted. Condition is good, age est. at 60 yrs.

Monthly Income \$385.00



IMPROVED COMPARABLE SALE

Block 652 / Lot 7

Type of Property: Residence with Basement Apartment

ADDRESS: 2100 Pine Street & 2001 Buchanan

LOCATION: NW Corner Pine & Buchanan

LOT SIZE: 55' x 36.5' AREA: 2,008 sq

ZONING: R-3

IMPROVEMENTS:

Three-story brick residence building with lower floor converted to a separate apartment with a separate entrance. Gabled and hipped roof with unfinished attic. Four-room ground floor apt. Ten rooms in two upper floors of residence. Total of 14 rooms. Erected about 1910. Building area 4500 sq total. Condition good.

SOLD: GRANTOR: Joseph Castagna

GRANTEE: Fletcher C. & R.L. Benton

RECORDED: 7/17/68

PRICE: \$57,000



IMPROVED COMPARABLE SALE

BLOCK 653/ LOT 1

TYPE OF
PROPERTY: 2-Story, 2-Flats (Party Wall)

ADDRESS: 1957-59 Webster Street

LOCATION: SW Corner of Webster & California Streets

LOT SIZE: 17.406' x 81' LOT AREA: 1409.89 sf

ZONING: R-4

IMPROVEMENTS: 2-story, 2-flats wood-frame building. 2/4's. Concrete foundation. Rustic exterior. Lath and plaster interior. Tar and gravel roof. Basement 4-car garage. 2 baths; some hardwood floors,, some pine floors. 2 fireplaces and gas gravity furnace. Erected about 1890. Fair condition.

2104 sf finished living area. Total 8 rooms.

INCOME: Upper - 4 room flat - operated-by-owner (now \$265)
Lower - 4 room flat - \$150
3 garages - @ \$15.00 ea.- 45

EXPENSES: Taxes: \$862
Insurance: 60

SOLD: GRANTOR: Kent G. & Sally C. Jackobsen
GRANTEE: Jack R. & Karen L. Mc Michael
RECORDED: 4-1-69
PRICE: \$45,000



IMPROVED COMPARABLE SALE

BLOCK 653 / LOT 26

TYPE OF PROPERTY: Detached Victorian Residence Building, Converted to Apartments

ADDRESS: 2373 California Street

LOCATION: S/L of California Street, 81' E of Fillmore street

LOT SIZE: 36' x 87.5' LOT AREA: 3,150sf

ZONING: R-4

IMPROVEMENTS: 2-story wood-framed detached Victorian residence with basement, converted to apartments. 1/2; 1/3; 1/4. Brick foundation. Lath and plaster interior. Rustic exterior. Gabled roof. Four old-style baths; 3 fireplaces; 3 gas circulating heaters. Pine floors throughout. Erected about 1870. Good condition.

1st floor, 1,080sf; 2nd floor, 968sf. Total building area, 2,048sf. Total of 9 rooms.

EXPENSES: Taxes: \$1,083

SOLD: GRANTOR: William R. Rupp

GRANTEE: Robert K. Borman

RECORDED: 11-27-70

PRICE: \$65,000 with \$45,500 deed of trust to seller & \$9,750 deed of trust to seller



COMPARABLE SALE

Block 654/ Lot 12

Type of Property: 2-Flat building

ADDRESS: 2362-64 Pine Street

LOCATION: N Pine 137.499' E of Steiner

LOT SIZE: 34.375' x 137.5'

AREA: 4,726.56 sq ft

ZONING: R-4

IMPROVEMENTS:

2-Story wood frame Victorian type flat building. Erected about 1890. 1/6 and 1/7. 1 leg tub bath per flat. Hardwood floors. Central heat. Rustic exterior. Plaster interior. Good condition. About 1,250 sq ft per floor, or 2,500 sq ft of building area. Full unfinished basement. Rear yard parking area, with driveway alongside of building.

EXPENSES: Taxes: \$405.45
Insurance: 60.00
\$465.45

SOLD: GRANTOR: Ronald J. & Kathryn L. Oliva, and Donald J. Oliva

GRANTEE: Francis L. Ross

RECORDED: 9/12/66

PRICE: \$31,000



MAR 68

COMPARABLE SALE

Block 654/Lot 12

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ADDRESS: 2362-64 Pine Street

LOCATION: N Pine 137.499' E of Steiner

LOT SIZE: 34.375' x 137.5'

AREA: 4,726.56 sq

ZONING: R-4

IMPROVEMENTS:

Two story and basement wood frame flats built about 1890, containing 1/5 + 1/6. Concrete foundation. Unfinished basement. Rustic exterior. Flat tar and gravel roof. Plaster walls and ceilings. Hardwood floors. 2 baths, leg tubs. Central gas furnace. Rear yard parking area with driveway along side of building. Fair to good condition.

1st. Flr:	23' x 66' + 98'	=	1,616 sq	-	5 rooms
2nd. Flr:	23' x 66' + 98"	=	1,616 sq	-	6 rooms
			3,232 sq		11 rooms

INCOME: No rental data available at time of sale.

EXPENSES: Taxes: \$676.39
Insurance: 40.00 \$716.39

SOLD: GRANTOR: Ronald J. & Kathryn L. Olive, and Donald J. Olive

GRANTEE: Francis L. Ross

RECORDED: 9/12/66

PRICE: \$31,000



IMPROVED COMPARABLE SALE

BLOCK 656 / LOT 18

TYPE OF
PROPERTY: 2-story Victorian flats building, partially converted
to lodge hall

ADDRESS: 1938-40 Scott Street

LOCATION: E/L of Scott Street, 95' S. of California Street

LOT SIZE: 42.5'x62.5', less 1.25'x5' at rear AREA: 2656.25 sf

ZONING: R-4

IMPROVEMENTS: 2-story Victorian flats building, now converted into a
lodge hall, with 2 flats at rear of building. Rustic
exterior. Gabled dormer type roof with asbestos shingles.
Double hung wood sash. Two narrow recessed entrances.
Built about 1890.

INCOME: Operated by owner

EXPENSES: Taxes: \$931

SOLD: GRANTOR: Theodore R. Ward

GRANTEE: John A. Williams & Devitt O. Hart

RECORDED: 3-27-69

PRICE: \$57,000 with
\$12,600 deed of trust to seller
\$38,500 deed of trust to Savings & Loan



2 FLATS

COMPARABLE SALE

Block 655/Lot 27

Type of Property: Two story wood frame flat building
with basement.

ADDRESS: 2573 California Street

LOCATION: S/L California 92.5 E of Pierce St.

LOT SIZE: 24.667' x 137.5' AREA: 3391.7 sf

ZONING: R-4

IMPROVEMENTS:

Two story wood frame flat building with basement,
erected about 1890. Brick foundation. Rustic
exterior. Stucco Front. Hardwood floors. Lath
and Plaster interior. Gabled composition
shingled roof. Two 4-room flats, each with a
modern tiled bath. Circulating gas heaters.
Good condition.

Finished Living Areas:

Basement rooms:	364	sf
1st Flr:	1022	sf
2nd Flr:	1022	sf
Total Areas:	2408	sf

INCOME: Vacant when sold

EXPENSES:	Tax	\$714	
	Ins	60	\$774

SOLD: GRANTOR: Gartia Garifoullin
GRANTEE: Stephen & Francis Scibienski
RECORDED: 12-10-68
PRICE: \$33,000



MAR 70
MAR 70

IMPROVED COMPARABLE SALE

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ZONING: R-4

IMPROVEMENTS: 2-story Victorian flats building, now converted into a
lodge hall, with 2 flats at rear of building. Rustic
exterior. Gabled dormer type roof with asbestos shingles.
Double hung wood sash. Two narrow recessed entrances.
Built about 1890.

INCOME: Operated by owner

EXPENSES: Taxes: \$931

SOLD: GRANTOR: Theodore R. Ward

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RECORDED: 3-27-69

PRICE: \$57,000 with
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\$38,500 deed of trust to Savings & Loan



3 F

IMPROVED COMPARABLE SALE

Block 657 / Lot 14

Type of Property: Three Flats

ADDRESS: 2480-84 Bush Street

LOCATION: N/L Bush, 55' E Scott

LOT SIZE: 27.5' x 137.5'

AREA: 3,781.25 sq

ZONING: R-3

IMPROVEMENTS:

Three-story wood frame and stucco building containing two 5-room flats and one 4-room flat. 2 leg tubs, 1 recessed tub with overhead shower. Hardwood and pine floors. Plaster walls and ceilings. 2 fireplaces. Flat tar and gravel roof. Only 3rd floor flat habitable. Partial remodeling project of 2nd floor 4-room flat was abandoned. Third floor flat has been gutted. General condition poor. Approximate age 80 years. Total of 14 rooms. Building area 5,748 sq.

INCOME: Vacant

EXPENSES:	Taxes	\$ 977
	Insurance	125
		<u>\$1,102</u>

SOLD:	GRANTOR:	Joyna, Inc.
	GRANTEE:	Fenton E. King
	RECORDED:	6/20/69
	PRICE:	\$30,250



COMPARABLE SALE

Block 659/ Lot 14

Type of Property: 3-Story and basement wood frame flats

ADDRESS: 2268-72 Bush St.

LOCATION: N/L Bush 106.25' E of Steiner

LOT SIZE: 25' x 127.5' = AREA: 3,187.5 sq

ZONING: R-4

IMPROVEMENTS:

3-Story and basement wood frame flats built about 1905, containing 1/5 and 2/6's. Brick foundation. Unfinished basement. 2-car garage. Rustic exterior. Flat tar and gravel roof. Plaster walls and ceilings. Pine floors. 3 baths, leg tubs. 3 fireplaces. Fair to good condition.

1st. Flr:	25' x 70' - 75' =	1,675 sq	- 5 rms.
2nd. Flr:	25' x 70' - 75' =	1,675 sq	- 6 rms.
3rd. Flr:	25' x 70' - 75' =	1,675 sq	- 6 rms.
		<u>5,025 sq</u>	<u>17 rms.</u>

INCOME: 1 @ \$100
1 @ 75
1 @ 100 \$275 mo. \$3,300 Yr.

EXPENSES: Taxes: \$809
Insurance: 50
Water: 91 \$950

SOLD: GRANTOR: Campbell S. O'Niel
GRANTEE: Saturo Otaschi & Mary R. Otaschi
RECORDED: 10/11/68
PRICE: \$47,000



COMPARABLE SALE

Block 662/ Lot 18

Type of Property: 3-Story and basement wood frame flats

ADDRESS: 1960-64 Bush St.

LOCATION: N/L Bush 137.5' E Buchanan

LOT SIZE: 27.5' x 137.5' AREA: 3,781.25 sq ft

ZONING: R-3

IMPROVEMENTS:

3 Story and basement wood frame flats built about 1898, containing 3/8's. Brick foundation. 5 rooms in basement used for storage. Rustic exterior. Gable and flat roof - composition shingles. Plaster walls and ceilings. Pine floors. 3 baths. Recessed tubs. 4 fireplaces. Fire damage.

1st. Flr:	27.5' x 95' —	350' =	2,272 sq ft	-	8 rooms.
2nd. Flr:	27.5' x 95' —	350' =	2,272 sq ft	-	8 rooms.
3rd. Flr:	27.5' x 95' —	350' =	<u>2,272 sq ft</u>	-	<u>8 rooms.</u>
			6,816 sq ft	-	24 rooms.

INCOME: No rental data available.

EXPENSES: Taxes: \$858
Insurance: 70 \$928

SOLD: GRANTOR: Helen Prasso
GRANTEE: Erhard K.L. Voss $\frac{1}{2}$ int. & Stanley James $\frac{1}{2}$ int.
RECORDED: 3/15/67
PRICE: \$43,000



IMPROVED COMPARABLE SALE

BLOCK 662 / LOT 7

TYPE OF
PROPERTY: 2-story, 3-flats building

ADDRESS: 1825-29 Laguna Street

LOCATION: W/L of Laguna Street, 100' N of Bush Street

LOT SIZE: 25' x 137.5' LOT AREA: 3437.5 sq

ZONING: R-3

IMPROVEMENTS: 2-story rustic Victorian flats building with original basement flat. 3/5's. Victorian shingled front. Lath and plaster interior. Flat tar and gravel roof. Low brick wall at sidewalk line. Terrazzo steps up. Some plumbing and kitchen modernization. Circulating gas heaters. Hardwood floors. Fair to good condition. Erected about 1890.

EXPENSES: Taxes: \$900
Insurance: 150
\$1,050

SOLD: GRANTOR: William R. Smith

GRANTEE: Bruce K. Baird

RECORDED: 4-7-70

PRICE: \$41,400



COMPARABLE SALE

Block 662/ Lot 18

Type of Property: 3-Story and basement wood frame flats

ADDRESS: 1960-64 Bush St.

LOCATION: N/L Bush 137.5' E Buchanan

LOT SIZE: 27.5' x 137.5'

AREA: 3,781.25 sf

ZONING: R-3

IMPROVEMENTS:

3 Story and basement wood frame flats built about 1898, containing 3/8's. Brick foundation. 5 rooms in basement used for storage. Rustic exterior. Gable and flat roof - composition shingles. Plaster walls and ceilings. Pine floors. 3 baths. Recessed tubs. 4 fireplaces. Fire damage.

1st. Flr:	27.5' x 95' —	350' =	2,272 sf	-	8 rooms.
2nd. Flr:	27.5' x 95' —	350' =	2,272 sf	-	8 rooms.
3rd. Flr:	27.5' x 95' —	350' =	2,272 sf	-	8 rooms.
			6,816 sf	-	24 rooms.

INCOME: No rental data available.

EXPENSES: Taxes: \$858
Insurance: 70 \$928

SOLD: GRANTOR: Helen Prasso
GRANTEE: Erhard K.L. Voss $\frac{1}{2}$ int. & Stanley James $\frac{1}{2}$ int.
RECORDED: 3/15/67
PRICE: \$43,000



IMPROVED COMPARABLE SALE

BLOCK 662 / LOT 26

TYPE OF
PROPERTY: 2-flats and Legal basement studio, 2-story

ADDRESS: 1940-42 Buchanan Street

LOCATION: E/L of Buchanan Street, 90' S. of Pine Street

LOT SIZE: 22.5' x 82.5' and easement LOT AREA: 1856.25 sf

ZONING: R-3

IMPROVEMENTS: 2 flats, 2-story and basement wood-frame building. 1/5, 1/6 plus one studio in basement. Concrete foundation. Brick and rustic exterior. Plaster walls and ceilings with pine trim. Gabled composition roof. Rebuilt, since it was condemned 7 years ago. Built-in new kitchens; 2 modern baths; 2 fireplaces. Some pine and some hardwood floors. Forced air heat. Copper pipes. Erected about 1904. Perfect decor, excellent condition. One-car garage.
1st, 2nd floor and finished basement 1480 sf ea. Total finished living area 4179 sf total finished living area. Total 13 rooms.

INCOME: 1/6 - \$275 mo.
1/5 275 mo

EXPENSES:

SOLD:

ANNUAL GROSS: \$8,400

ANNUAL NET \$6,848

side

ust to Savings & Loan
ust to seller



COMPARABLE SALE

Block 662 / Lot 36

Type of Property: Three Flats

ADDRESS: 2017-21 Pine Street

LOCATION: S Pine 163.5' W Laguna

LOT SIZE: 25' x 137.5'

AREA: 3,438 sf

ZONING: R-3

IMPROVEMENTS:

Three-story wood frame building containing two 6-room flats and one 5-room flat. 3 leg tubs. Pine floors. Gas forced air heater. 3 fireplaces. Partial basement - unfinished. Concrete foundation. Total of 17 rooms. Total building area: 4,431 sf. Age 70 years.

INCOME: 3 Flats @ \$100 ea. \$300 Mo.

\$ 3,600 Annual Gross

EXPENSES: Taxes \$630
Insurance 80

710
\$ 2,890 Annual Net

SOLD: GRANTOR: Pine Methodist Church

GRANTEE: David L. Goodman & Howard V. Giles

RECORDED: 5/12/65

PRICE: \$35,000

On basis of 9.7 x Gross Annual Income

On basis of 8.3% overall capitalization rate

On basis of \$2,059 per room

On basis of \$10.18 per sf land & bldg. as improved



COMPARABLE SALE

Block 662 / Lot 38

Type of Property: Three Flats

ADDRESS: 2005-09 Pine Street

LOCATION: S Pine 112.5' W Laguna

LOT SIZE: 25' x 100'

AREA: 2,500 sf

ZONING: R-3

IMPROVEMENTS:

Three-story Victorian type wood frame flat building containing two 6-room and one 7-room flats, each with leg tub baths. Parquet floors. No heat. Old style kitchens. Some exterior restoration and new rear porches in 1965. Condition fair to good. Age approximately 70 years.

INCOME: Occupied by Owner

EXPENSES:	Taxes	\$ 923
	Insurance	100
		<u>\$ 1,023</u>

SOLD: GRANTOR: Roberta & Latressa Lewis

GRANTEE: Fred & Hattie Store

RECORDED: 3/28/69

PRICE: \$45,000

On basis of \$2,368 per room

On basis of \$18.00 per sf land & bldg. as improved.



IMPROVED COMPARABLE SALE

BLOCK 663 / LOT 13

TYPE OF
PROPERTY: 2-story + basement Residence

ADDRESS: 1800 Laguna Street

LOCATION: NE Corner of Bush and Laguna Streets

LOT SIZE: 22.917' x 82.5' LOT AREA: 1890.65 sq ft

ZONING: R-3

IMPROVEMENTS: 2-story Victorian residential building, + finished basement apartment. Concrete foundation. Asbestos shingle exterior. Lath and plaster interior. Flat tar and gravel roof. Terrazzo steps. Total of 10 rooms. Fair to good condition. (2/5's)

INCOME: Operated by owner

EXPENSES: Taxes: \$859

SOLD: GRANTOR: Soto Mission of San Francisco

GRANTEE: William R. Rupp

RECORDED: 12-4-70

PRICE: \$30,000 with
\$23,000 deed of trust to seller



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PROPERTY: 2-story + basement Residence

ADDRESS: 1800 Laguna Street

LOCATION: NE Corner of Bush and Laguna Streets

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IMPROVEMENTS: 2-story Victorian residential building, + finished basement apartment. Concrete foundation. Asbestos shingle exterior. Lath and plaster interior. Flat tar and gravel roof. Terrazzo steps. Total of 10 rooms. Fair to good condition. (2/5's)

INCOME: Operated by owner

EXPENSES: Taxes: \$859

SOLD: GRANTOR: Soto Mission of San Francisco

GRANTEE: William R. Rupp

RECORDED: 12-4-70

PRICE: \$30,000 with
\$23,000 deed of trust to seller



COMPARABLE SALE

Block 665 / Lot 3

Type of Property: Three Flats

ADDRESS: 1541-5 Franklin Street

LOCATION: W Franklin 30' N Austin

LOT SIZE: N 30' x W 75'

AREA: 2,250 sq

ZONING: C-m

IMPROVEMENTS:

Three-story wood frame building containing two 7-room flats and one 6-room flat. Hardwood and pine floors. Circulating gas heat. Six-room flat contains 3 bedrooms and 1 bath. Seven-room flats contain 4 bedrooms and 1 bath. Age approximately 63 years.

INCOME:	6-room flat	\$105 Mo.	
	7-room flat	160	
	7-room flat	150	
		<u>\$415 Mo.</u>	\$ 4,980 Annual Gross

EXPENSES:	Taxes	\$ 1,274	
	Insurance	<u>78</u>	
			<u>1,352</u>
			\$ 3,628 Annual Net

SOLD: GRANTOR: Verna M. Feagins

GRANTEE: Thomas H. Stern & Jack Yanoff

RECORDED: 11/6/69

PRICE: \$40,500
On basis of 8.1 x Gross Annual Income
On basis of 9.0% overall capitalization rate
On basis of \$2,025 per room
On basis of \$18.00 per sq land & bldg. as improved



IMPROVED COMPARABLE SALE

BLOCK 665/LOT 32

*in
File*

TYPE OF
PROPERTY:

3 Flats

ADDRESS:

1719-23 Pine Street

LOCATION:

S/L Pine Street, 75' W. of Franklin Street

LOT SIZE:

25' x 90'

LOT AREA: 2,250 sq

ZONING:

R-5

IMPROVEMENTS: Three-story wood-framed Victorian flat building with full basement, concrete foundation, rustic exterior, plastered interior, erected in 1907 (gutted by fire in May 1966, and refurbished in 1969 at cost of \$22,000), Pine floors, 3 bathrooms, no heat, flat tar and gravel roof, 1,775 sq living area for each of 3 floors, total building area 5,325 sq , 2 $\frac{2}{7}$ room, and 1 $\frac{1}{6}$ room flats. Total 20 rooms.

INCOME:

When sold, rents were: \$110 mo. per unit
 42 mo. basement
 \$372 mo. total

ANNUAL GROSS: \$4,464

EXPENSES:

TAXES: \$935 (64-65)
INSURANCE: \$125 (64-65)

ANNUAL NET: \$3,404

SOLD:

GRANTOR: Nora C. Taylor $\frac{1}{2}$ interest, E. Gaylord Fischer
 and wife Joan, $\frac{1}{2}$ interest

GRANTEE: Thomas H. Stern

RECORDED: 5-4-65

PRICE:

\$47,500 with
\$33,000 deed of trust to Savings & Loan (\$52.25 RS



COMPARABLE SALE

Block 663/ Lot 27

Type of Property: 3-Story and basement wood frame flats

ADDRESS: 1959-63 Pine

LOCATION: S Pine 137.5' E of Laguna

LOT SIZE: 30' x 137.5'

AREA: 4,125 sq

ZONING: R-3

IMPROVEMENTS:

3-Story and basement wood frame flats built about 1906, containing 2/8's and 1/7. Concrete foundation. Unfinished basement. 2-car garage. Rustic exterior. Flat tar and gravel roof. Plaster walls and ceilings. Hardwood floors. 3 baths, leg tubs. 4 fireplaces.

1st. Flr:	25' x 90' - 250'	= 2,000	sq
2nd. Flr:	25' x 90' - 250'	= 2,000	sq
3rd. Flr:	25' x 90' - 250'	= 2,000	sq
		<u>6,000</u>	sq
Porch Area:		540	sq

INCOME: 1/8 @ \$107 Mo.
1/8 @ 1100 Mo.
1/7 @ 100 Mo.
2 garages 7 \$321 Mo. \$3,852 Yr.

EXPENSES: Taxes: \$880
Insurance: 50
\$930

SOLD: GRANTOR: Conrad & Ruth Anson
GRANTEE: Elsie Price
RECORDED: 8/2/67
PRICE: \$43,000



2 F

COMPARABLE SALE

Block 677 / Lot 13

Type of Property: Two-story, Two-Flat Building

ADDRESS: 1942 Sutter Street

LOCATION: N/L Sutter, 167.5' W of Webster

LOT SIZE: 27.5' x 137.5'

AREA: 3,781.25 sq

ZONING: C-2

IMPROVEMENTS: Two-story wood frame Victorian flat building. Age approx. 70 years. Concrete foundation. Rustic exterior. Plastered interior. 1/4room & 1/5room flat, each with modern bath and modern kitchen. Pine floors with wall to wall carpet. Partial unfinished basement. No garage. Very good condition with considerable recent restoration and updating.

INCOME:	Lower 4/rm flat	\$175 Mo		
	Upper 5/rm flat	185		
		<u>\$360 Mo.</u>	\$ 4,320	Annual Gross

EXPENSES:	Taxes	\$769		
	Insurance	60	829	
			<u>\$ 3,491</u>	Annual Net

SOLD: GRANTOR: Matthew D. & Wanda L. Ashe

GRANTEE: Sarah S. Estribou

RECORDED: 4/21/69

PRICE: \$35,000
On basis of 8.1 x Gross Annual Income
On basis of 10% overall capitalization rate
On basis of \$9.26 per sq land & bldg. as improved.



COMPARABLE SALE

Block 677/ Lot 29

Type of Property: 3-Story wood frame flats

ADDRESS: 2121 Bush St.

LOCATION: S Bush 158.333' E Fillmore

LOT SIZE: 27.333' x 137.5'

AREA: 3,757 $\frac{1}{2}$

ZONING: R-3

IMPROVEMENTS:

3-Story wood frame flats built about 1885, containing 3/3's. Brick foundation. No basement. Rustic exterior. Gable roof, composition shingles. Plaster walls and ceilings. Pine floors. 3 baths, one leg tub, 2 recessed tubs. 3 fireplaces.

1st. Flr: 22' x 35' = 770 $\frac{1}{2}$ 3 rms.

2nd. Flr: 22' x 35' = 770 $\frac{1}{2}$ 3 rms.

3rd. Flr: 22' x 35' = 770 $\frac{1}{2}$ 3 rms.

2,310 $\frac{1}{2}$ 9 rms.

INCOME: No data available

EXPENSES: Taxes: \$721.21
Insurance: 60.00
\$781.21

SOLD: GRANTOR: George E. Somers
GRANTEE: Randy & Marge Sugarman
RECORDED: 3/14/69
PRICE: \$40,000



COMPARABLE SALE

Block 677/ Lot 29

Type of Property: 3-Story wood frame flats

ADDRESS: 2121 Bush St.

LOCATION: S Bush 158.333' E Fillmore

LOT SIZE: 27.333' x 137.5'

AREA: 3,757 sf

ZONING: R-3

IMPROVEMENTS:

3-Story wood frame flats built about 1885, containing 3/3's. Brick foundation. No basement. Rustic exterior. Gable roof, composition shingles. Plaster walls and ceilings. Pine floors. 3 baths, one leg tub, 2 recessed tubs. 3 fireplaces.

1st. Flr:	22' x 35' =	770	sf	3	rms.
2nd. Flr:	22' x 35' =	770	sf	3	rms.
3rd. Flr:	22' x 35' =	770	sf	3	rms.
		2,310	sf	9	rms.

INCOME: No data available

EXPENSES:	Taxes:	\$721.21
	Insurance:	60.00
		<u>\$781.21</u>

SOLD:	GRANTOR:	George E. Somers
	GRANTEE:	Randy & Marge Sugarman
	RECORDED:	3/14/69
	PRICE:	\$40,000



COMPARABLE SALE

Block 677/ Lot 29

Type of Property: 3-Story wood frame flats

ADDRESS: 2121 Bush St.

LOCATION: S Bush 158.333' E Fillmore

LOT SIZE: 27.333' x 137.5'

AREA: 3,757 sf

ZONING: R-3

IMPROVEMENTS:

3-Story wood frame flats built about 1885, containing 3/3's. Brick foundation. No basement. Rustic exterior. Gable roof, composition shingles. Plaster walls and ceilings. Pine floors. 3 baths, one leg tub, 2 recessed tubs. 3 fireplaces.

1st. Flr:	22' x 35' =	770	sf	3	rms.
2nd. Flr:	22' x 35' =	770	sf	3	rms.
3rd. Flr:	22' x 35' =	770	sf	3	rms.
		2,310	sf	9	rms.

INCOME: No data available

EXPENSES:	Taxes:	\$721.21
	Insurance:	60.00
		<u>\$781.21</u>

SOLD:	GRANTOR:	George E. Somers
	GRANTEE:	Randy & Marge Sugarman
	RECORDED:	3/14/69
	PRICE:	\$40,000



COMPARABLE SALE

Block 688/ Lot 6

Type of Property: 2-Story 2-flat wood frame building-apts.

ADDRESS: 1406-8 Post St.

LOCATION: N Post 66.25' W of Gough

LOT SIZE: 30' x 68.75'

AREA: 2,062.5 sf

ZONING: R-5

IMPROVEMENTS:

2-Story Victorian type 2 flat wood frame building, with 1/4 and 1/5, plus full unfinished basement, no garages. Hardwood floors. Recent masonry foundation. Rustic exterior. Plastered interior. Gas circulating heaters. Fair condition.

INCOME: 2 Flats @ \$125 Mo.
\$250 Mo. \$3,000 Ann. Gross.

EXPENSES: Taxes: \$759
Insurance: 26
\$785

SOLD: GRANTOR: Iluminada & Julio De Jesus
GRANTEE: Richard & Roy Chew
RECORDED: 10/27/67
PRICE: \$29,000



COMPARABLE SALE

Block 728 / Lot 19

Type of Property: Two - story, two flat building

ADDRESS: 1342 - 4 Scott

LOCATION: EL Scott 79.08 S of O'Farrell

LOT SIZE: 27.4 / 26.9 x 114

AREA: 3097 sf

ZONING: R - 4

IMPROVEMENTS:

Two 5 room detached flats, built in 1880. Rustic exterior. Gable roof, composition shingle. One car garage. Circulating gas heaters. One bath each flat, recessed tub. Pine floors. Condition fair to poor.

Total building area: 2466 sf

INCOME: Lower unit \$75
Upper unit \$85

Total. \$160

EXPENSES: Taxes \$196
Insurance \$ 18
Water \$ 48

SOLD

GRANTOR: Churor a
GRANTEE: Ascani C
RECORDED: 2/16/65
PRICE: \$19,600

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COMPARABLE SALE

Block 729 / Lot 42

Type of Property: Two story and basement frame, two flat building

ADDRESS: 1825 Ellis

LOCATION: S/L Ellis 90' W of Pierce

LOT SIZE: 30 x 100 + 15 x 25 AREA: 3375 sq

ZONING: R-3

IMPROVEMENTS: Two story wood frame, two flat building. Built about 1902. Brick foundation. Gable roof, composition shingles. Pine floors. Two baths, leg tubs. Two garages, one attached, one basement. Poor condition.

Basement	300 sq	2 rooms
1 st floor	900 sq	4 rooms
2 nd floor	900 sq	3 rooms
<hr/> Total building 2,100 sq		<hr/> 10 rooms

INCOME:	Basement	\$40	
	1/4	65	
	1/3	60	
	<hr/>		Total \$165

EXPENSES:	Taxes	\$190.62	
	Insur.	50.00	
	Water	60.00	-
<hr/>		Total	\$300.62

SOLD

GRANTOR:	Robert W. Pollack
GRANTEE:	Leo Delucchi
RECORDED:	9/8/65
PRICE:	\$17,689



COMPARABLE SALE

Block 754/ Lot 13

Type of Property: 2-Story and basement wood frame flats

ADDRESS: 1026-28 Pierce St.

LOCATION: E Pierce 112.5' S Turk

LOT SIZE: 25' x 106.25'

AREA: 2,656 sf

ZONING: C-2

IMPROVEMENTS:

2-Story and basement wood frame flats built about 1890, containing 2 1/4's. Brick foundation. Unfinished basement. Rustic exterior. Flat roof, tar and gravel. Plaster walls and ceilings. Pine floors. 2 baths, leg tubs. 2 fireplaces. Circulating gas heaters. Fair condition.

1st. Flr: 22' x 65' - 30' = 1,400 sf 4 rms.

2nd. Flr: 22' x 65' - 30' = 1,400 sf 4 rms.

2,800 sf 8 rms.

INCOME: Not available

EXPENSES: Taxes: \$469.13

Insurance: 30.00

\$499.13

SOLD: GRANTOR: Ella M. Tyler
GRANTEE: Theodore B. Lee
RECORDED: 3/14/69
PRICE: \$17,000



COMPARABLE SALE

Block 775/Lot 7

Type of Property: 3½ Story wood frame flats building

ADDRESS: 1334-38 McAllister St. .

LOCATION: N McAllister 119.5' W Steiner

LOT SIZE: 27.5' x 137.5'

AREA: 3,781.25 $\frac{1}{2}$

ZONING: R-4

IMPROVMENTS:

3½-story wood frame flats built about 1890, containing 1/8 and 2/7's. Concrete foundation. Unfinished basement. Rustic exterior. Gable and dormer roof., composition shingles. Plaster walls and ceilings. Pine floors. 3 baths, leg tubs. 6 fireplaces. 3 circulating gas heaters. Basement is 22' x 30' or 660 $\frac{1}{2}$

1st. Flr:	27.5' x 80'	=	2,200	$\frac{1}{2}$
2nd. Flr:	27.5' x 80'	=	2,200	$\frac{1}{2}$
3rd. Flr:	27.5' x 80'	=	2,200	$\frac{1}{2}$
Attic:	24' x 25'	=	600	$\frac{1}{2}$
			<u>7,200</u>	$\frac{1}{2}$

INCOME: 1 @ \$160

1 @ 115

1 @ 125

\$400 Mo. or \$4,800 Yr.

EXPENSES: Taxes: \$654.40

Insurance: 88.00

Water: 22.60 \$765.00

SOLD: GRANTOR: Levon & Lillian Mosgofian

GRANTEE: Elise Mahoney

RECORDED: 2/29/68

PRICE: \$43,000



COMPARABLE SALE

Block 775/ Lot 9

Type of Property: 3-Story and basement wood frame flats

ADDRESS: 1346-50 McAllister St.

LOCATION: N McAllister 174.5' NW Steiner

LOT SIZE: 27' x 137.5'

AREA: 3,781.25 sf

ZONING: R-4

IMPROVEMENTS:

3-Story and basement wood frame flats built about 1900, containing 1/4 and 2/5's. Brick foundation. Unfinished basement. 2-car garage. Rustic exterior. Stucco front. Flat tar and gravel roof. Plaster walls and ceilings. Pine floors. 3 baths, leg tubs. Poor condition.

1st. Flr:	27' x 75' - 200'	= 1,825 sf
2nd. Flr:	27' x 75' - 200'	= 1,825 sf
3rd. Flr:	27' x 75' - 200'	= 1,825 sf
		<u>5,475 sf</u>

INCOME: \$75 ea. \$225 mo. or \$2,700 Year

EXPENSES:	Taxes:	\$657.82
	Insurance:	45.00
		<u>\$702.82</u>

SOLD:	GRANTOR:	Harry Segarini
	GRANTEE:	Thomas C. Simpkins
	RECORDED:	5/5/67
	PRICE:	\$22,500



COMPARABLE SALE

Block 776/ Lot 17

TYPE OF PROPERTY: 2-Story and part basement wood frame flats

ADDRESS: 1529-29A Golden Gate Ave. ,

LOCATION: S Golden Gate 25' E of Scott

LOT SIZE: 25' x 109.5'

AREA: 2,737.5 sq ft

ZONING: R-4

IMPROVEMENTS:

2-Story and part basement wood frame flats built about 1890, containing 2 $\frac{1}{4}$'s. Brick foundation. Unfinished basement. Rustic exterior. Gable roof composition shingles. Plaster walls and ceilings. 2 baths, leg tubs. Fair condition.

1st. Flr: 20' x 60' - 140' = 1,060 sq ft
2nd. Flr: 20' x 60' - 140' = 1,060 sq ft
2,120 sq ft

INCOME: 1529 - \$ 85
1529A - 90
\$175 Mo. - \$2,050 Yr.

EXPENSES: Taxes: \$328.50
Insurance: 40.00
\$368.50

SOLD: GRANTOR: Veronica Miller
GRANTEE: Booker T. & Lizzie M. Hicks
RECORDED: 12/6/67
PRICE: \$17,000



SALE 776-17

LOCATION: 1529-1529A Golden Gate Avenue

PARTIES: Veronica Miller to Booker T. and Lizzie M. Huks

RECORDED: 12/6/67 Reel 199, Image 1

ZONING: R-3

I.R.S.: \$18.70

SALES PRICE: \$17,000

LAND SIZE: 25 x 109.5 = 2,738 s.f.

UNIT VALUE: \$6.21/s.f.

IMPROVEMENTS: Two-story two-flat residential structure currently rented at time of sale as follows

REMARKS: One 2-bedroom @ \$90/mo. (#59)
One 2-bedroom @ \$85/mo. (#59A)
\$175/mo.
GRM = 97



COMPARABLE SALE

Block 776/ Lot 17

TYPE OF PROPERTY: 2-Story and part basement wood frame flats

ADDRESS: 1529-29A Golden Gate Ave. ,

LOCATION: S Golden Gate 25' E of Scott

LOT SIZE: 25' x 109.5' AREA: 2,737.5 sq ft

ZONING: R-4

IMPROVEMENTS:

2-Story and part basement wood frame flats built about 1890, containing 2 $\frac{1}{4}$'s. Brick foundation. Unfinished basement. Rustic exterior. Gable roof composition shingles. Plaster walls and ceilings. 2 baths, leg tubs. Fair condition.

1st. Flr: 20' x 60' - 140' = 1,060 sq ft
2nd. Flr: 20' x 60' - 140' = 1,060 sq ft
2,120 sq ft

INCOME: 1529 - \$ 85
1529A - 90
\$175 Mo. - \$2,050 Yr.

EXPENSES: Taxes: \$328.50
Insurance: 40.00
\$368.50

SOLD: GRANTOR: Veronica Miller
GRANTEE: Booker T. & Lizzie M. Hicks
RECORDED: 12/6/67
PRICE: \$17,000



SALE 776-18

LOCATION: 1527 Golden Gate Avenue

PARTIES: Howard Hein to Katherine Calldy

RECORDED: 11/2/66 Reel B94, Image 10

ZONING: R-3

I.R.S.: \$19.25

SALES PRICE: \$17,500

LAND SIZE: $25 \times 137.5 = 3,438$ s.f.

UNIT VALUE: \$5.09/s.f.

IMPROVEMENTS: Two flats

REMARKS: Rented at time of sale as follows:
1 5-room 2-bedroom @ \$100/mo.
1 4-room 2-bedroom @ 85/mo.
\$185

GRM = 95



2F

SALE 777-15

LOCATION: 1196-8 Fulton

PARTIES: Charles A. and Ann E. Fracchia to William Von Weiland

RECORDED: 12/5/68 Reel 295, Image 18

ZONING: R-4

I.R.S.: \$49.50

SALES PRICE: \$45,000

LAND SIZE: 27.5 x 110 = 3,025 s.f.

UNIT VALUE: \$14.88/s.f.

IMPROVEMENTS: Two-story frame, two-flat conversion to several room rentals at time of sale

REMARKS: Purchased as and currently used as single family residence by grantee; none presently rented



COMPARABLE SALE

BLOCK 777/LOT 20

Type of Property: 2-Story and basement wood frame flats

ADDRESS: 1487-9 McAllister St.

LOCATION: S/L McAllister 37.5' E of Scott

LOT SIZE: 25' x 100'

AREA: 2,500 sq

ZONING: R-4

IMPROVEMENTS:

2-Story and basement wood frame flats built about 1890, containing 2/6's. Brick foundation. Unfinished basement. Rustic exterior. Flat tar and gravel roof. Plaster walls and ceilings. Pine floors. 2 baths, leg tubs. Fair condition.

1st. Flr:	21' x 70' =	1,470 sq	- 6 rms.
2nd. Flr:	21' x 70' =	1,470 sq	- 6 rms.
		<u>2,940 sq</u>	<u>12 rms.</u>

INCOME: \$250 Mo. or \$3,000 Yr.

EXPENSES:	Taxes:	\$380	
	Insurance:	45	
	Water:	<u>54</u>	\$479

SOLD: GRANTOR: Jerry Davenport
GRANTEE: Joseph Montano
RECORDED: 12/27/27
PRICE: \$20,000



COMPARABLE SALE

BLOCK 777/LOT 20

Type of Property: 2-Story and basement wood frame flats

ADDRESS: 1487-9 McAllister St.

LOCATION: S/L McAllister 37.5' E of Scott

LOT SIZE: 25' x 100' AREA: 2,500 sf

ZONING: R-4

IMPROVEMENTS:

2-Story and basement wood frame flats built about 1890, containing 2/6's. Brick foundation. Unfinished basement. Rustic exterior. Flat tar and gravel roof. Plaster walls and ceilings. Pine floors. 2 baths, leg tubs. Fair condition.

1st. Flr:	21' x 70' =	1,470 sf	- 6 rms.
2nd. Flr:	21' x 70' =	1,470 sf	- 6 rms.
		<u>2,940 sf</u>	12 rms.

INCOME: \$250 Mo. or \$3,000 Yr.

EXPENSES:	Taxes:	\$380	
	Insurance:	45	
	Water:	<u>54</u>	\$479

SOLD: GRANTOR: Jerry Davenport
GRANTEE: Joseph Montano
RECORDED: 12/27/67
PRICE: \$20,000



SALE 777-25

LOCATION: 1451-3 McAllister Street

PARTIES: Title Insurance and Trust Company to Floyd E. Pearce

RECORDED: 3/2/66 Reel B24, Image 394

ZONING: R-4

I.R.S.: \$42.35

SALES PRICE: \$38,500

LAND SIZE: 25 x 137.5 = 3,438 s.f.

UNIT VALUE: \$11.20/s.f.

IMPROVEMENTS: Two-flat, two-story structure, frame, over basement garage

REMARKS: 2 units @ 145 ea = \$290
GRM = 133



COMPARABLE SALE

Block 780/ Lot 30

Type of Property: Two-story woodframe two-flat building

ADDRESS: 1115-17 McAllister St.

LOCATION: S McAllister 59.5' W Webster

LOT SIZE: 25' x 87.5' AREA: 2,187.5 sq

ZONING: C-2

IMPROVEMENTS: Two and a half story woodframe housekeeping apartments containing 2/5's and 1/2, built about 1904. Brick foundation. Unfinished basement. Rustic exterior. Gable roof - composition shingles. Plaster walls and ceilings. Pine floors. Three baths, leg tubs. Fair condition.

1st Flr:	1,651 sq	5 rms.
2nd Flr:	1,456 sq	5 rms.
3rd Flr:	300 sq	2 rms.
	<u>3,407 sq</u>	<u>12 rms.</u>

SOLD: GRANTOR: James J. M. Pon
GRANTEE: Harry A. Butler & Branda M. de Senna
RECORDED: 2/24/66
PRICE: \$23,000



COMPARABLE SALE

Block 797/ Lot 1

Type of Property: 3-Story wood frame flats

ADDRESS: 755-59 Webster St.

LOCATION: SW Fulton & Webster

LOT SIZE: 82.5' x 25'

AREA: 2,062.5 sf

ZONING: C-M

IMPROVEMENTS:

3-Story wood frame flats built 1908, containing 1/7 and 2/6's. Concrete foundation. No basement. Rustic exterior. Flat tar and gravel roof. Plaster walls and ceilings. Pine floors, 3 baths, leg tubs. 3 fireplaces. Good condition.

1st. Flr: 25' x 58' = 1,450 sf 7 rms.

2nd. Flr: 25' x 58' = 1,450 sf 6 rms.

3rd. Flr: 25' x 58' = 1,450 sf 6 rms.
4,350 sf 19 rms.

Separate Garage - 1 car.

10' x 15' = 150sf

INCOME: Lower: (2 flrs:) \$600

Upper: 135 \$735 Mo. or \$8,820 Yr.

EXPENSES: Taxes: \$744.95

Insurance: 60.00 \$804.95

SOLD: GRANTOR: E.N. Johnson

GRANTEE: Angele Khachadour

RECORDED: 1/26/66

PRICE: \$42,000



COMPARABLE SALE

Block 797/ Lot 24

Type of Property: 3-Story and basement wood frame flats

ADDRESS: 881-3 Fulton St.

LOCATION: S Fulton 82.5' E of Fillmore

LOT SIZE: 27.5' x 137.5'

AREA: 3,781 sf

ZONING: R-3

IMPROVEMENTS:

3-Story and basement wood frame flats built in 1900, containing 2/4's and 1/5. Brick foundation. Unfinished basement. Party-wall on West. Rustic exterior. Flat tar and gravel roof. Plaster walls and ceilings. Pine floors. Leg tubs. 3 fireplaces. Condition, poor to fair.

1st. Flr:	1,645	sf
2nd. Flr:	1,645	sf
3rd. Flr:	1,158	sf
	<u>4,448</u>	sf

INCOME: Leased to one tenant for \$350 Month, \$4,200 Year.

EXPENSES: Taxes: \$561.65
Insurance: 50.00 \$611.65

SOLD: GRANTOR: Est. of Mary L. Quitzow
GRANTEE: Castwell Inc.
RECORDED: 8/30/68
PRICE: \$21,277



COMPARABLE SALE

Block 797/ Lot 24

Type of Property: 3-Story wood frame flats

ADDRESS: 881-83 Fulton St.

LOCATION: S Fulton 82.5' E Fillmore

LOT SIZE: 27.5' x 137.5'

AREA: 3,781.25 sq ft

ZONING: R-3

IMPROVEMENTS:

3-Story wood frame flats built about 1900, containing 1/5 and 2/4's. Party Wall. Brick foundation. Unfinished basement. No garage. Rustic exterior. Flat tar and gravel roof. Plaster walls and ceilings. Pine floors. 3 baths, leg tubs. 3 fireplaces.

1st. Flr: 24' x 80' - 275' = 1,645 sq ft 5 rms.

2nd. Flr: 24' x 80' - 275' = 1,645 sq ft 4 rms.

3rd. Flr: 24' x 42' + 150' = 1,158 sq ft 4 rms.

4,448 sq ft 13 rms.

INCOME: No income data available

EXPENSES: Taxes: \$484
Insurance: 50
\$534

SOLD: GRANTOR: Estate of Mary Quitzow, dec'd
GRANTEE: Castwell, Inc.
RECORDED: 8/29/68
PRICE: \$21,900



Type of Property: 3-Story and basement wood frame flats

ADDRESS: 881-3 Fulton St.

LOCATION: S Fulton 82.5' E of Fillmore

LOT SIZE: 27.5' x 137.5'

AREA: 3,781 sf

ZONING: R-3

IMPROVEMENTS:

3-Story and basement wood frame flats built in 1900, containing 2/4's and 1/5. Brick foundation. Unfinished basement. Party-wall on West. Rustic exterior. Flat tar and gravel roof. Plaster walls and ceilings. Pine floors. Leg tubs. 3 fireplaces. Condition, poor to fair.

1st. Flr:	1,645	sf
2nd. Flr:	1,645	sf
3rd. Flr:	1,158	sf
	<u>4,448</u>	sf

INCOME: Leased to one tenant for \$350 Month, \$4,200 Year.

EXPENSES: Taxes: \$561.65
Insurance: 50.00 \$611.65

SOLD: GRANTOR: Est. of Mary L. Quitzow

GRANTEE: Castwell Inc.

RECORDED: 8/30/68

PRICE: \$21,277



COMPARABLE SALE

Block 797/lot 29

Type of Property: 2-Story wood frame flats & apts.

ADDRESS: 841-45 Fulton St.

LOCATION: S Fulton 165' W Webster

LOT SIZE: 27.5' x 137.5'

AREA: 3,781.25 sq

ZONING: R-3

IMPROVEMENTS:

2-Story wood frame flats and apts. containing 1/2, 1/3 downstairs and 1/7 upstairs, built about 1887. Brick & concrete foundation. No basement. Rustic exterior. Gable - Flat and dormer roof. Composition shingles. Plaster walls & ceilings. Pine floors, 3 baths, leg tubs. 2 fireplaces. Fair condition.

1st. flr: 27' x 70' - 150' = 1,740 sq
2nd. flr: 27' x 70' - 150' = 1,740 sq
3,480 sq

INCOME: 1 @ \$85
1 @ 85
1 Occupied by owner

EXPENSES: Taxes: \$313
Water: 26
PG&E: 240
Insurance: 50 \$629

SOLD: GRANTOR: Hilda Beattie
GRANTEE: L. J. Investment Corp.
RECORDED: 1/14/66
PRICE: \$29,000
GRANTOR: L. J. Investment Corp.
GRANTEE: Charles Wahlen
RECORDED: 3/18/66
PRICE: \$32,000



COMPARABLE SALE

Block 798/ Lot 4

Type of Property: 3-Story flat building - No garage

ADDRESS: 833-5 Fillmore St.

LOCATION: W Fillmore 112.5' N of Grove St.

LOT SIZE: 25' x 137.5'

AREA: 3,438 ₤

ZONING: R-3

IMPROVEMENTS:

3-Story and basement wood frame flats built in 1895. Brick foundation. Unfinished basement. Rustic exterior. Gable roof, composition shingles. Plaster walls and ceilings. Pine floors. Leg tubs. 2 fireplaces. Condition poor.

1st. Flr:	1,771 ₤	5 Rooms and 1½ baths
2nd. Flr:		
& 3rd. Flr:)	<u>1,771 ₤</u>	<u>9 Rooms and 1½ baths</u>
	3,542 ₤	14 Rooms

INCOME: No data available

SOLD: GRANTOR: Chester D. Toliver
GRANTEE: Charles Metre
RECORDED: 9/24/65
PRICE: \$21,000



IMPROVED COMPARABLE SALE

BLOCK 798 / LOT 6

TYPE OF PROPERTY: 2-Flats

ADDRESS: 821-23 Fillmore Street

LOCATION: W/L Fillmore, 59.5' N. Grove

LOT SIZE: 28' x 107.5' less 3' x 32.5' at rear AREA: 2912.5sq

ZONING: R-3

IMPROVEMENTS: Victorian 3-story rustic flat building, with full basement. Some hardwood, some pine floors. Total of 14 rooms, 2 baths. Very poor condition, with many city code violations when sold

INCOME: Whole building rented for \$150 a month

ANNUAL GROSS: \$1,800

EXPENSES: TAXES: \$891
INSURANCE: 100

ANNUAL NET: \$ 809

SOLD: GRANTOR: Melvern & Edla B. Glindemann

GRANTEE: Frank R. Gilman, Jr.

RECORDED: 5-14-70

PRICE: \$18,000



Type of Property: 2-Story and basement wood frame flats

ADDRESS: 890-94 Steiner

LOCATION: E Steiner 27.5' S Fulton

LOT SIZE: 27.5' x 110' AREA: 3,025 sq

ZONING: R-4

IMPROVEMENTS:

2-Story and basement wood frame flats built 1890, consisting of 1/4 (Basement Apt.), 1/6 and 1/7, One-car garage. Brick and concrete foundation. Gable roof, composition roofing. Plaster walls and ceilings. Hardwood floors. 3 baths, leg tubs. 2 fireplaces. Circulating gas heaters. Fair condition.

Basement:	750	sq
1st. Flr:	25' x 80' - 380'	= 1,620 sq
2nd. Flr:	25' x 80' - 380'	= 1,620 sq
		<u>3,990</u> sq

Garage: 12' x 20' = 240 sq

INCOME: 1/4 \$ 90
1/6 135
1/7 140 \$365 Mo. - \$4,380 Year

EXPENSES: Taxes: \$591.50
Insurance: 45.00
\$636.50

SOLD: GRANTOR: Odiest McGee
GRANTEE: Walter O. Halden
RECORDED: 6/24/66
PRICE: \$39,500



COMPARABLE SALE

Block 798 / Lot 15

Type of Property: Three Flats

ADDRESS: 896-98 Steiner Street

LOCATION: SE Fulton and Steiner

LOT SIZE: 27.5' x 110'

AREA: 3,025 sq ft

ZONING: R-4

IMPROVEMENTS: Two and one-half story and basement wood frame building containing two 5-room flats and a 2-room unit on the top floor. Basement contains 4 rooms. 3 leg tubs. Pine floors. Gabled roof with asbestos shingles. Two fireplaces. Concrete foundation. Age approximately 70 years. Condition fair to poor. Total building area: 4,484 sq ft . Total of 12 rooms.

INCOME:	2 Flats @ \$135	\$270 Mo.	
	1 Flat @ 75	75	
		<u>\$345</u> Mo.	\$4,140 Annual Gross

EXPENSES:	Taxes	\$655	
	Insurance	<u>80</u>	
		735	
		<u>\$3,405</u>	Annual Net

SOLD: GRANTOR: M.J. O'Looney
 GRANTEE: Beverly Lehne
 RECORDED: 8/8/69
 PRICE: \$24,000
 On basis of 5.8 x Gross Annual Income
 On basis of 14.2% overall capitalization rate
 On basis of \$2,000 per room
 On basis of \$8.26 per sq ft land & bldg. as improved



IMPROVED COMPARABLE SALE

BLOCK 798 / LOT 17

TYPE OF
PROPERTY: 2½-story Flats Building

ADDRESS: 925 Fulton Street

LOCATION: S/L of Fulton Street, 137.5' E of Steiner Street

LOT SIZE: 37.5' x 137.5'

LOT AREA: 5,156.25sf

ZONING: R-4

IMPROVEMENTS: 2½-story wood-framed Victorian flats building, above street grade. 2/4's, 1/3. Partial basement. Concrete foundation. Lath and plaster interior. Rustic exterior. Gabled asbestos roof with dormers. T & G rear porch. Pine floors throughout. 2 modern baths; 2 separate toilets. 2 fireplaces; 1 gas furnace. Erected about 1895.

1st and 2nd floors, 1,500sf ea. 3rd floor, 1,000sf
Total building area, 4,000sf. 11 rooms total

SOLD: GRANTOR: City Savings & Loan Association

GRANTEE: Bruno & Joyce I. Belli

RECORDED: 10/20/69

PRICE: \$32,000



IMPROVED COMPARABLE SALE

BLOCK 803/ LOT 1B

TYPE OF
PROPERTY: 2-story flats building

ADDRESS: 915-17 Grove Street

LOCATION: S/L of Grove Street, 49' W of Fillmore Street

LOT SIZE: 24.5' x 50' LOT AREA: 1,225 $\frac{1}{2}$

ZONING: R-3

IMPROVEMENTS: 2-story, semi-modern wood-framed flats building over basement garage. 2/5's. Concrete foundation. Lath and plaster interior. Stucco and rustic exterior. Flat tar and gravel roof. Hardwood floors; 2 modern baths; 2 gas furnaces. Grilled tunnel entrance. Erected in 1939.

1st and 2nd floor, 1,053 $\frac{1}{2}$ each. Total building area, 2,106 $\frac{1}{2}$. Total of 10 rooms.

EXPENSES: Taxes: \$857

GRANTOR: Ernest Stewart

GRANTEE: B. Belli

RECORDED: 7-31-69

PRICE: \$28,500



2 FLATS

COMPARABLE SALE

Block 803/Lot 21

Type of Property: Two and a half story and basement wood frame flats

ADDRESS: 718 Steiner

LOCATION: E Steiner 198 N. Hayes.

LOT SIZE: 23.250' x 75'

AREA: 1743.75 sq ft

ZONING: R-5

IMPROVEMENTS:

Two and a half story and basement wood frame flats built about 1898. Concrete foundation. Unfinished basement. One car garage. Rustic exterior. Gable roof, composition shingles. Plaster walls and ceilings. Pine floors. Two baths, leg tubs. One fireplace. Gas furnace. Poor condition.

1st Flr:	1150 sq ft	4 rooms
2nd Flr:	1150 sq ft	4 rooms
3rd Flr:	300 sq ft	2 rooms
Total Area:	2600 sq ft	10 rooms

INCOME: Vacant at time of sale

EXPENSES: Taxes: \$602
Insurance: 100 \$702

SOLD: GRANTOR: Angele Khachadour
GRANTEE: Gerald F. Roberts
RECORDED: 1-6-66
PRICE: \$31,500



MAY 66

IMPROVED COMPARABLE SALE

BLOCK 803 / LOT 25

TYPE OF
PROPERTY: 2-Flats

ADDRESS: 973-75 Grove Street

LOCATION: S/L of Grove Street, 100' E. of Steiner Street

LOT SIZE: 50' x 137.5' LOT AREA: 6875 sq ft

ZONING: R-4

IMPROVEMENTS: 2-story Victorian flats building and full basement. No garaging. 1/5 down. 1/7 up, including 2 legal finished attic rooms. Forced air heat. Modernized kitchens and baths. Two fireplaces. Much Victorian restoration prior to sale, including fresco wall finish, brass chandeliers, etc. Hardwood floors. Excellent condition. Total of 12 rooms. Illegal mother-in-law apartment in basement had been abandoned when sold.

INCOME: 1/5 down - \$185 mo.
1/7 up - 225 mo
TOTAL - \$410 mo. ANNUAL GROSS: \$4,920

EXPENSES: Taxes: \$1,143
Insurance: 160
\$1,303 ANNUAL NET: \$3,617

SOLD: Grantor: Richard F. & Helen L. Vos
Grantee: French American Bilingual School
Recorded: 7-20-70
Price: \$52,000 with
42,000 deed of trust to seller



COMPARABLE SALE

Block 304 / Lot 1-B

Type of Property: Three Flats

ADDRESS: 805-7 Grove Street

LOCATION: S Grove 49.333 W Webster

LOT SIZE: W 48.167' x S 47.656'

AREA: 2,295.45 $\frac{1}{4}$

ZONING: C-M

IMPROVEMENTS:

Two-story wood frame Victorian building containing two 3-room units and one 6-room unit, and parking space for 2 cars. Panel ray heat. Hardwood floors. Condition good. Total of 12 rooms.

INCOME:	1	3-Rm. @	\$ 115 Mo.	
	1	3-Rm. @	135	
	1	6-Rm. @	235	
			<u>\$ 485 Mo.</u>	\$ 5,820 Annual Gross

EXPENSES:	Taxes	\$ 720	
	Insurance	<u>80</u>	800
			<u>\$ 5,020 Annual Net</u>

SOLD: GRANTOR: James M. Foster

GRANTEE: Daryl L. Goodrick & Tom B. Mauer

RECORDED: 12/2/69

PRICE: \$40,000

On basis of 6.9 x Gross Annual Income

On basis of 12.6% overall capitalization rate

On basis of \$3,333 per room

On basis of \$17.42 per $\frac{1}{4}$ land & bldg. as improved.



IMPROVED COMPARABLE SALE

BLOCK . 805/LOT 18

TYPE OF
PROPERTY: 2-story flats building

ADDRESS: 792 Hayes Street

LOCATION: N/L of Hayes Street, 20.25' E of Webster Street

LOT SIZE: 17.75' x 51' LOT AREA: 905.25 $\frac{1}{2}$

ZONING: R-4

IMPROVEMENTS: Narrow attached 2-story Victorian wood-framed flats building plus basement. 1/3; 1/4. Brick foundation. Lath and plaster interior. Rustic exterior. Flat tar and gravel roof. Pine floors throughout. 1 bath; 1 gas circulating heater. Erected about 1885. Fair condition.

1st and 2nd floors, 600 $\frac{1}{2}$ ea. Total building area, 1,200 $\frac{1}{2}$. Total of 7 rooms.

EXPENSES: Taxes: \$301.11

SOLD: GRANTOR: Beaulah B. Credit

GRANTEE: Arlene Elster

RECORDED: 2-13-70

PRICE: \$15,500 with \$7,552 deed of trust to Savings & Loan Association



COMPARABLE SALE

Block 805/ Lot 22

Type of Property: 2-Story and basement wood frame flats

ADDRESS: 677-75 Ivy Street

LOCATION: S Ivy 92' E Webster

LOT SIZE: 27' x 45'

AREA: 1,215 sq ft

ZONING: R-4

IMPROVEMENTS:

2-Story and basement wood frame flats built about 1890, containing 2/3's. Brick foundation. Unfinished basement. Rustic exterior. Gable roof, composition shingles. Plaster walls and ceilings. Pine floors. 2 baths, leg tubs. One fireplace. Gas circulating heat. Good condition.

1st. Flr: 20' x 25' = 500 sq ft
2nd. Flr: 20' x 25' = 500 sq ft
1,000 sq ft

INCOME: 1 flat @ 69.50
1 flat @ 72.50
\$142.00 Mo. or \$1,704.00 Yr.

EXPENSES: Taxes: \$202.40
Insurance: 35.00
\$237.40

SOLD: GRANTOR: Anchor Realty
GRANTEE: H. P. Hughes
RECORDED: 10/20/67
PRICE: \$16,000



IMPROVED COMPARABLE SALE

BLOCK 805 / LOT 23

TYPE OF
PROPERTY: 2-story flats building

ADDRESS: 676 Ivy Street

LOCATION: N/L of Ivy Street, 59' E of Webster Street

LOT SIZE: 33' x 25' LOT AREA: 825 $\frac{1}{2}$

ZONING: C-M

IMPROVEMENTS: 2-story wood-framed Victorian flats building with unfinished basement. 1/3; 1/4. Brick foundation. Lath and plaster interior. Rustic exterior. Flat tar and gravel roof. Pine floors throughout. 2 circulating gas heaters. 2 baths with 10 plumbing fixtures. Total building area, 1,324 $\frac{1}{2}$. Total of 7 rooms. Built 1890.

INCOME: \$90.00 mo. each = \$180.00 mo. total

ANNUAL GROSS: \$2,160

EXPENSES: Taxes: \$314
Insurance: 140

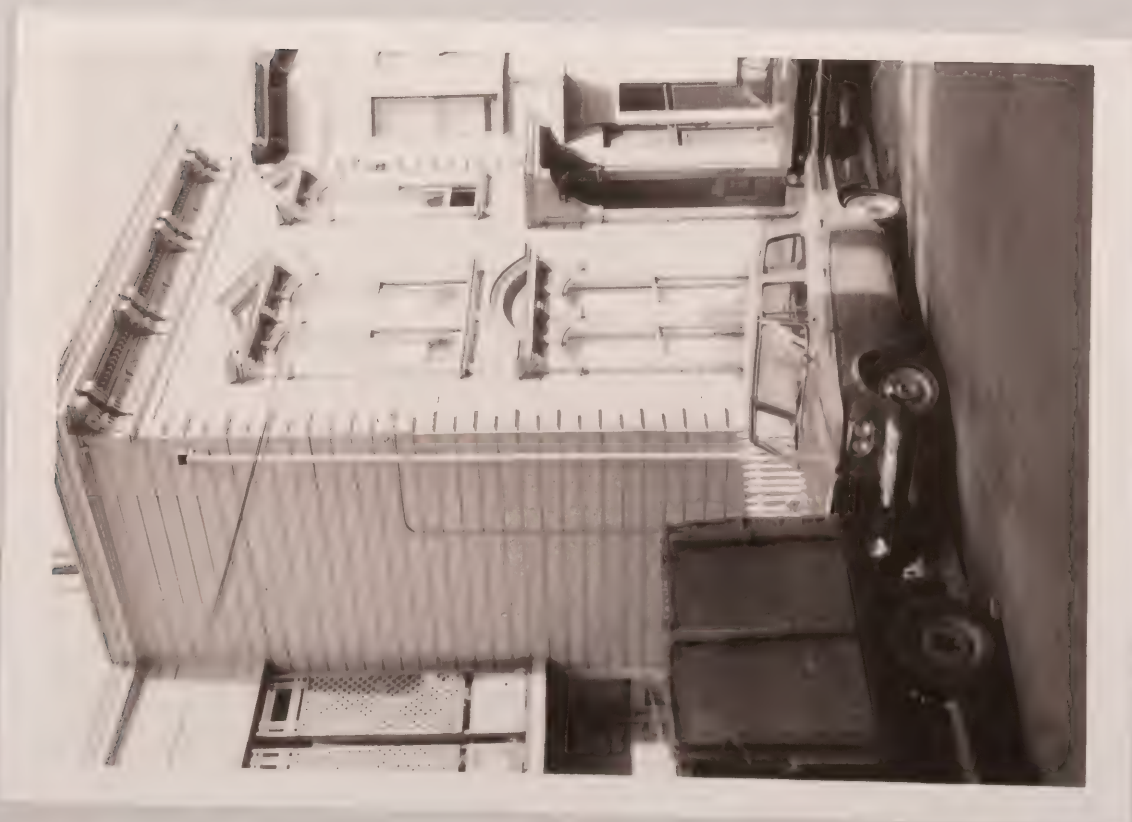
ANNUAL NET: \$1,706

SOLD: GRANTOR: Eva M. Smith

GRANTEE: Robert E & Constance Holsing; and
Mildred L. Freeman

RECORDED: 12-8-70

PRICE: \$7,500



COMPARABLE SALE

Block 805/ Lot 27A

Type of Property: 2-Story and basement wood frame flats

ADDRESS: 672-74 Ivy St.

LOCATION: N on Ivy St. 92' E of Webster

LOT SIZE: 26' x 37'

AREA: 962 sq ft

ZONING: C-M

IMPROVEMENTS:

2-Story and basement wood frame flat building built about 1890, containing 1/3 and 1/4. Concrete and brick foundation. Rustic exterior with asbestos shingle front. Flat tar and gravel roof. Lath and plaster interior walls & ceiling. Pine floors. One gas furnace. 2 baths, leg tubs.

1st. Flr:	936 sq ft
2nd. Flr:	936 sq ft
	<u>1,872 sq ft</u>

INCOME: 672 - \$75

674 - 75 \$150 Mo. - \$1,800 Yr.

EXPENSES:	Taxes:	\$271
	Insurance:	100
	Water:	<u>98</u> \$469

SOLD: GRANTOR: Edw. G. and Roberta A. Jensen $\frac{1}{2}$ int.
Emanuel and Patty Jensen $\frac{1}{2}$
GRANTEE: Alfonzo Smith and Richard Abbott
RECORDED: 5/20/68
PRICE: \$16,000



COMPARABLE SALE

Block 805/ Lot 27a

Type of Property: Two-story woodframe, two-flat building

ADDRESS: 672-74 Ivy Street

LOCATION: N/L of Ivy 92' East of Webster

LOT SIZE: 26' x 37'

AREA: 962 s

ZONING: C-M

IMPROVEMENTS:

Two-story and basement woodframe flat building built about 1890. Concrete and brick foundation. Rustic exterior with asbestos shingle front. Flat tar and gravel roof. Lath and plaster interior walls and ceiling. Pine floors. One gas furnace. Two baths with leg tubs.

1st Floor: 3 rooms and bath - 936 s
2nd Floor: 4 rooms and bath - 936 s
7 rooms and 2 baths-1,872 s

INCOME: 972 - \$ 74.00
974 - 71.00
\$150.00 x 12 = \$1,800 per year

EXPENSES: Taxes \$271
Insurance 100
Water 23
469
\$1,331 Net

SOLD: GRANTOR: Edward G. and Roberta A. Jensen (1/2 int.)
Emanuel and Betty Jensen (1/2 int.)

GRANTEE: Alfonso Smith and Richard Abbott

RECORDED: 5/20/68

PRICE: \$16,000

On basis of 8.9 x Gross Annual Income
On basis of 8.3% overall capitalization rate
On basis of \$2,286 per room
On basis of \$6.55 per s land & building as improved.

46 x 6 3/4
16.63
overall.



COMPARABLE SALE

Block 806/ Lot 8

Type of Property: 3-Story wood frame apts. and flat building

ADDRESS: 640-42 Hayes St.

LOCATION: N Hayes 156.25' W Laguna

LOT SIZE: 25' x 81'

AREA: 2,025 sf

ZONING: R-4

IMPROVEMENTS:

3-Story wood frame apts. and flat building built about 1895, containing 3/5's. Concrete foundation. No basement. Rustic exterior, stucco front. Flat tar and gravel roof. Plaster walls and ceilings. Pine floors. 3 baths, leg tubs. 3 fireplaces. Fair condition.

1st. Flr:	22' x 55' + 140'	= 1,350	sf
2nd. Flr:	22' x 55' + 140'	= 1,210	sf
3rd. Flr:	22' x 55' + 140'	= 1,210	sf
		<u>3,770</u>	sf

INCOME: Total \$350 Mo. - \$4,200 Yr.

EXPENSES:	Taxes:	\$612
	Insurance:	50
		<u>\$662</u>

SOLD: GRANTOR: Anderson & Annie Crenshaw
GRANTEE: Fenton E. King
RECORDED: 12/30/68
PRICE: \$19,500



3 Flat

COMPARABLE SALE

Block 806/ Lot 10

Type of Property: 2-Story and basement wood frame flat

ADDRESS: 650-52 Hayes

LOCATION: N Hayes 181.25' E Buchanan

LOT SIZE: 25' x 67.5'

AREA: 1,687.50 sq ft

ZONING: R-4

IMPROVEMENTS:

2-Story and basement wood frame flat building built about 1895, containing 1/5 and 1/6. Unfinished basement. Brick foundation. Rustic exterior. Gable roof, composition shingles. Lath and plaster interior walls and ceilings. Pine floors. Gas circulating heaters. 2 baths with leg tubs.

1st. Flr:	1,160 sq ft
2nd. Flr:	1,160 sq ft
	<u>2,320 sq ft</u>

INCOME: Not available at time of sale.

EXPENSES:	Taxes:	\$424.54
	Insurance:	35.00
		<u>\$459.54</u>

SOLD:	GRANTOR:	Esther Pfluger admr. est. Severino Colombini,	
	GRANTEE:	Castwell Inc.	Dec'd.
	RECORDED:	3/11/68	
	PRICE:	\$14,700	



COMPARABLE SALE

Block 806/ Lot 10

Type of Property: Two-story woodframe two flat building

ADDRESS: 650-52 Hayes

LOCATION: N Hayes 181.250 E Buchanan

LOT SIZE: 25' x 67.5'

AREA: 1,687.50 y

ZONING: R-4

IMPROVEMENTS:

Two-story and basement woodframe flat building built about 1895. Unfinished basement. Brick foundation. Rustic exterior. Gable roof-composition shingles. Lath and plaster interior walls and ceilings. Pine floors. Gas circulating heaters. Two bathrooms with leg tubs.

1st Floor: 5 rooms and bath - 1,160 y

2nd Floor: 6 rooms and bath - 1,160 y

11 rooms 2 baths - 2,320 y

INCOME:

EXPENSES: Taxes \$424.54

SOLD: GRANTOR: Esther Pilger admra. est. Severino Colaninini, Sec

GRANTEE: Castwell Inc.

RECORDED: 3/11/68

PRICE: \$14,700

On basis of \$1,336 per room

On basis of \$8.71 per sq land & building as improved.

Type of Property: 3-Story wood frame flats building

ADDRESS: 672-76 Hayes

LOCATION: N Hayes 81.25' E Buchanan

LOT SIZE: 25' x 76'

AREA: 1,900 sq ft

ZONING: R-4

IMPROVEMENTS:

3-Story wood frame flats built about 1885, containing 2/5's and 1/6. Brick foundation. Rustic exterior. Gable roof. Plaster walls and ceilings. Pine floors. 3 baths, leg tubs. 5 fireplaces. 3 circulating heaters. Fair condition.

1st. Flr:	22' x 65' - 30' =	1,400 sq ft
2nd. Flr:	22' x 65' - 30' =	1,400 sq ft
3rd. Flr:	22' x 65' - 30' =	1,400 sq ft
		<u>4,200 sq ft</u>

INCOME: \$110 ea. - \$300 Mo. - \$3,600 Yearly

EXPENSES:	Taxes:	\$462.00
	Insurance:	50.00
		<u>\$512.00</u>

SOLD:	GRANTOR:	James & Ellen Anthony
	GRANTEE:	Bill V. & Edna Harrison
	RECORDED:	4/17/67
	PRICE:	\$12,000



COMPARABLE SALE

Block 808/ Lot 16A

Type of Property: 2-Story and part basement wood frame flats

ADDRESS: 385 Ivy Street

LOCATION: S Ivy 38.25' E Octavia

LOT SIZE: 38.25 x 40'

AREA: 1,530 sq ft

ZONING: C-2

IMPROVEMENTS:

2-Story and part basement wood frame flats built about 1908, containing 2/5's. Concrete foundation. Rustic exterior. Flat tar and gravel roof. Plaster walls and ceilings. Pine floors. Two baths, leg tubs. 2 fireplaces. No garages. Fair condition.

1st. Flr: 27' x 38' = 1,026 sq ft

2nd. Flr: 27' x 38' + 48' = 1,074 sq ft

2,100 sq ft

INCOME: 2/5's @ \$90 ea. \$180 mo. \$2,160 yr.

EXPENSES: Taxes: \$388.74
Insurance: 40.00
\$428.74

SOLD: GRANTOR: Lytton Savings & Loan Assoc. of Northern Cal.
GRANTEE: James B. & Addie S. Phillips
RECORDED: 11/29/68
PRICE: \$17,500



IMPROVED COMPARABLE SALE

BLOCK 806 / LOT 39

TYPE OF
PROPERTY: 2-story, 2-flats building

ADDRESS: 521 Ivy Street

LOCATION: S/L of Ivy Street, 81.25 W. of Laguna Street

LOT SIZE: 25' x 48' LOT AREA: 1200 sf

ZONING: R-4

IMPROVEMENTS: 2-story, 2-flats wood-frame building. Victorian. 2/5's.
Brick foundation. Stucco front. Lath and plaster interior. Gabled asbestos shingled roof. Pine floors throughout. 2 baths. Poor condition.

INCOME: Up - 1/5 \$75.00 mo.
Down - 1/5 Vacant

EXPENSES: Taxes: \$417

SOLD: GRANTOR: Loretta M. Bagala
GRANTEE: John C. Westphal
RECORDED: 3-24-70
PRICE: \$13,500



COMPARABLE SALE

Block 808/ Lot 16A

Type of Property: 2-Story and part basement wood frame flats

ADDRESS: 385 Ivy Street

LOCATION: S Ivy 38.25' E Octavia

LOT SIZE: 38.25 x 40'

AREA: 1,530 sq ft

ZONING: C-2

IMPROVEMENTS:

2-Story and part basement wood frame flats built about 1908, containing 2/5's. Concrete foundation. Rustic exterior. Flat tar and gravel roof. Plaster walls and ceilings. Pine floors. Two baths, leg tubs. 2 fireplaces. No garages. Fair condition.

1st. Flr: 27' x 38' = 1,026 sq ft

2nd. Flr: 27' x 38' + 48' = 1,074 sq ft

2,100 sq ft

INCOME: 2/5's @ \$90 ea. \$180 mo. \$2,160 yr.

EXPENSES:	Taxes:	\$388.74
	Insurance:	40.00
		<u>\$428.74</u>

SOLD: GRANTOR: Lytton Savings & Loan Assoc. of Northern Cal.
GRANTEE: James B. & Addie S. Phillips
RECORDED: 11/29/68
PRICE: \$17,500



COMPARABLE SALE

Block 818/ Lot 8

Type of Property: 2-story and basement wood frame flats

ADDRESS: 442-44 Fell Street

LOCATION: N Fell 165' N Octavia

LOT SIZE: 27.5 x 65'

AREA: 1,787.5 sq ft

ZONING: R-4

IMPROVEMENTS:

2-Story and basement wood frame flats built about 1890, and 1 nonconforming 3-room + bath basement apartment rented for \$45/mo. Brick foundation. 2/6's 2-car garage. Rustic exterior. Stucco front/ Gable and flat tar and gravel roof. Plaster walls and ceilings. Pine floors. 3 legatubs. 3 fireplaces. Gas circulating heaters.

1st. Flr.: 27.5' x 47' = 1,245 sq ft
2nd. Flr.: 27.5' x 47' = 1,245 sq ft
2,490 sq ft

INCOME: 1/6 @ \$ 90Mo.
1/6 @ 75
\$165Mo. \$1,980 Yr.

EXPENSES: Taxes: \$392.57
Insurance: 45.00
\$437.57

SOLD: GRANTOR: Edward & Martha Romero
GRANTEE: Harvey V. Berneking
RECORDED: 3/25/66
PRICE: \$21,000



COMPARABLE SALE

Block 821/ Lot 3

Type of Property: 2-Story and basement wood frame flats

ADDRESS: 513-13B Webster St.

LOCATION: W Webster 87.5' N Fell

LOT SIZE: 25' x 90'

AREA: 2,250 sq ft

ZONING: R-4

IMPROVEMENTS:

2-Story and basement wood frame flats built about 1900, containing 2 flats, 1 4-rm. and studio in basement; no warantee on studio. Studio currently rented for \$40/ Mo. Brick foundation. Rustic exterior. Stucco front. Flat tar and gravel roof. Plaster walls and ceilings. Pine floors. 3 baths, recessed tubs. Gas furnace. Fireplace. Basement contains 3 rooms. Basement: 14' x 33' = 462 sq ft .

1st. Flr: 25' x 50' - 200' = 1,052 sq ft

2nd. Flr: 25' x 50' - 200' = 1,052 sq ft
2,104 sq ft

INCOME: 1/5 @ \$115 mo. inc. utilities

1/4 @ 100 mo.

\$215 mo. OR \$2,580 Ann. Gross

EXPENSES: GRANTOR: C. Cournale & Co.

GRANTEE: Harold A. & Concepcion F. Borlang

RECORDED: 12/21/66

PRICE: \$30,000



MAR • 69

Type of Property: 3-Story wood frame flats

ADDRESS: 885-9 Hayes

LOCATION: S Hayes 45' E Fillmore

LOT SIZE: 22.5' x 70'

AREA: 1,575 sq ft

ZONING: R-4

IMPROVEMENTS:

3-Story wood frame flats built about 1890, containing 1/3, 1/4 and 1/5. No basement. Concrete foundation. Rustic exterior. Flat tar and gravel roof. Plaster walls and ceilings. Pine floors. 3 baths, leg tubs. 3 fireplaces. 3 circulating heaters. Good condition.

1st. Flr:	22.5' x 60' - 250' =	1,100 sq ft
2nd. Flr:	22.5' x 60' - 250' =	1,100 sq ft
3rd. Flr:	22.5' x 60' - 250' =	1,100 sq ft
		<u>3,300 sq ft</u>

INCOME: \$325 Mo. - \$3,900 Yearly

EXPENSES:	Taxes:	\$596.81
	INSurance:	50.00
		<u>\$646.81</u>

SOLD: GRANTOR: Chas E. Newman
 GRANTEE: Wm. G. and Tina Field
 RECORDED: 3/10/66
 PRICE: \$19,750



IMPROVED COMPARABLE SALE

Block 821 / Lot 32

Type of Property: Three Flats

ADDRESS: 853-7 Hayes Street

LOCATION: S/L Hayes St. 215' W. Webster

LOT SIZE: 25' x 137.5'

AREA: 3,437.5  

ZONING: R-4

IMPROVEMENTS:

Three-story and unfinished basement wood frame three flat building built about 1890. Rustic exterior. Brick foundation. Flat tar & gravel roof. Three fireplaces. Three bathrooms with leg tubs. Pine floors. Plaster walls & ceilings. One 6-room flat on first floor; and one 7-room flat on each of the 2nd & 3rd floors. Total area: 6,522  . 20 Rooms.

INCOME: No income history available.

EXPENSES: Taxes \$ 731.26
Insurance 60.00

SOLD: GRANTOR: Equitable Savings & Loan Assn.

GRANTEE: Thomas E. Roe

RECORDED: 4/8/70

PRICE: \$26,000



COMPARABLE SALE

Block 821/ Lot 33

Type of Property: 3-Story and basement wood frame flats

ADDRESS: 847-51 Hayes

LOCATION: S Hayes 189.833 W Webster

LOT SIZE: 25.167 x 137.5

AREA: 3,460.46 sq ft

ZONING: R-4

IMPROVEMENTS:

3-Story and basement wood frame flats built about 1900, containing 1/6 and 2/7's. Brick foundation. Rustic exterior. Flat tar and gravel roof. Plaster walls and ceilings. 6 baths, 2 recessed tubs. 3 showers. Pine floors. 6 fireplaces. Was housekeeping units, converted back to flats. Good condition.

1st. Flr: 25' x 100' - 330' = 2,170 sq ft
2nd. Flr: 25' x 100' - 330' = 2,170 sq ft
3rd. Flr: 25' x 100' - 330' = 2,170 sq ft
6,510 sq ft

INCOME: \$385 Mo. - \$4,620 Yearly

EXPENSES: Taxes: \$539.00
Insurance: 50.00
\$589.00

SOLD: GRANTOR: Robt. S. Cornwall, Sr.
GRANTEE: Stella Storey
RECORDED: 11/7/67
PRICE: \$27,000



213-65
Unit 65

Type of Property: Three Flats - No basement

ADDRESS: 649-53 Fillmore

LOCATION: W Fillmore 50' S of Hayes

LOT SIZE: 25' x 106.25'

AREA: 2,656 sq

ZONING: R-4

IMPROVEMENTS:

Three-story rustic wood frame flats erected about 1898. Contains 1/4, 1/6, and 1/7 room flats. Hardwood and pine floors, leg bath tubs. Circulating gas heat. No garage. Gable roof. Condition fair to good.

Upper:	1,825	sq
Middle:	1,825	sq
Lower:	1,000	sq
	<u>4,650</u>	sq

INCOME:	Upper:	\$85	
	Middle:	80	
	Lower:	<u>50</u>	\$215 Monthly - \$2,580 Yearly

EXPENSES:	Taxes:	\$325
	Insurance:	70
	Water:	<u>35</u>
		\$430

SOLD:	GRANTOR:	Jos. and Lorraine Fuentes
	GRANTEE:	Harvey V. Berneking
	RECORDED:	12/30/66
	PRICE:	\$21,875



Type of Property: Three Flats - No basement

ADDRESS: 649-53 Fillmore

LOCATION: W Fillmore 50' S of Hayes

LOT SIZE: 25' x 106.25'

AREA: 2,656 sq ft

ZONING: R-4

IMPROVEMENTS:

Three-story rustic wood frame flats erected about 1898. Contains 1/4, 1/6, and 1/7 room flats. Hardwood and pine floors, leg bath tubs. Circulating gas heat. No garage. Gable roof. Condition fair to good.

Upper:	1,825 sq ft
Middle:	1,825 sq ft
Lower:	1,000 sq ft
	<hr/>
	4,650 sq ft

INCOME:	Upper:	\$85	
	Middle:	80	
	Lower:	<u>50</u>	\$215 Monthly - \$2,580 Yearly

EXPENSES:	Taxes:	\$325
	Insurance:	70
	Water:	<u>35</u>
		\$430

SOLD:	GRANTOR:	Jos. and Lorraine Fuentes
	GRANTEE:	Harvey V. Berneking
	RECORDED:	12/30/66
	PRICE:	\$21,875



Type of Property: 3-Story wood frame flats

ADDRESS: 629-33 Fillmore St.

LOCATION: W Fillmore 100' S Hayes

LOT SIZE: 25' x 106.25' AREA: 2,656.25 sf

ZONING: R-4

IMPROVEMENTS:

3-Story wood frame flats built about 1900, containing 1/5 and 2/6's. Concrete foundation. No basement. Rustic exterior. Gable roof - composition shingles. Plaster walls and ceilings. Pine floors. 3 baths, leg tubs. Fair condition.

1st. Flr:	25' x 70' - 150'	= 1,600	sf
2nd. Flr:	25' x 70' - 150'	= 1,600	sf
3rd. Flr:	25' x 70' - 150'	= 1,600	sf
		<u>4,800</u>	sf

INCOME: \$100 ea. \$300 Mo. - \$3,600 Yearly

EXPENSES:	Taxes:	\$493.59
	Insurance:	50.00
		<u>\$543.59</u>

SOLD: GRANTOR: Serapio and Mercedes M. Dronisio
GRANTEE: Fred Koopman
RECORDED: 1/15/68
PRICE: \$25,000



COMPARABLE SALE

Block 822/ Lot 15

Type of Property: 3-Story and basement wood frame flats

ADDRESS: 844-48 Fell St.

LOCATION: N Fell 181.217' W of Fillmore

LOT SIZE: 25' x 137.5'

AREA: 3,437 $\frac{1}{2}$

ZONING: R-4

IMPROVEMENTS:

3-Story and basement wood frame flats built in 1903, containing 1/6, 1/7 and 1/8. Concrete foundation. Unfinished basement. Rustic exterior. Flat tar and gravel roof. Plaster walls and ceilings. Pine floors. 3 baths, leg tubs. 3 fireplaces. Circulating gas heaters. (Fire damage repaired before sale).

1st. Flr:	25' x 75' - 180'	= 1,695	$\frac{1}{2}$
2nd. Flr:	25' x 75' - 180'	= 1,695	$\frac{1}{2}$
3rd. Flr:	25' x 75' - 180'	= 1,695	$\frac{1}{2}$
		<u>5,085</u>	$\frac{1}{2}$

INCOME: Vacant at time of Sale

EXPENSES:	Taxes:	\$407.02
	Insurance:	50.00
		<u>\$457.02</u>

SOLD:	GRANTOR:	Gianni C. & Virginia Pasini
	GRANTEE:	James & Kiyoe Chister
	RECORDED:	12/16/66
	PRICE:	\$40,000



Type of Property: 2-Story and basement wood frame flats

ADDRESS: 640-42 Steiner St.

LOCATION: E Steiner 50' S Hayes

LOT SIZE: 25' x 106.25'

AREA: 2,656.25 sq ft

ZONING: R-5

IMPROVEMENTS:

2-Story and basement wood frame flats built in 1903 containing 2/6rm. flats, plus enclosed sunporch in each. Concrete foundation. Unfinished basement. 2-car garage. Rustic exterior. Flat tar and gravel roof. Plaster walls and ceilings. Hardwood floors. 2 baths, leg tubs. 2 fireplaces. Gas circulating heaters. Condition poor.

1st. Flr: 25' x 90' - 250' = 2,000 sq ft
2nd. Flr: 25' x 90' - 250' = 2,000 sq ft
4,000 sq ft

INCOME: 1 flat @ \$150 Mo.
1 flat @ 145 Mo.
\$295 Mo. = \$3,540 Ann. Gross

EXPENSES: Taxes: \$450.12
Insurance: 40.00
\$490.12

SOLD: GRANTOR: Domitilla Herrera
GRANTEE: Donald C. Gains
RECORDED: 4/3/68
PRICE: \$29,000



COMPARABLE SALE

Block 822/ Lot 34

Type of Property: 3-Story and part basement wood frame flats

ADDRESS: 937-41 Hayes St.

LOCATION: S Hayes 156.25 W Fillmore

LOT SIZE: 25' x 137.5'

AREA: 3,437.5 sq ft

ZONING: R-4

IMPROVEMENTS:

3-Story and part basement wood frame flats built in 1900, containing 3/7's. Brick foundation. Unfinished basement. 2-car garage. Rustic exterior Gable roof, composition shingles. Plaster walls and ceilings. Pine floors. Three baths, leg tubs. 6 fireplaces. 3 circulating heaters. Fair condition.

1st. Flr:	25' x 75' - 125'	= 1,750 sq ft
2nd. Flr:	25' x 75' - 125'	= 1,750 sq ft
3rd. Flr:	25' x 75' - 125'	= 1,750 sq ft
		<u>5,250 sq ft</u>

INCOME: \$110 ea. - \$330 Mo. - \$3,960 Yearly

EXPENSES:	Taxes:	\$660.00
	Insurance:	50.00
		<u>\$710.00</u>

SOLD:	GRANTOR:	Ella Webb
	GRANTEE:	John And Georgia M. Foggy
	RECORDED:	4/22/66
	PRICE:	\$32,000



COMPARABLE SALE

Block 823/ Lot 10

Type of Property: 2-Story and basement wood frame flats

ADDRESS: 942-44 Fell Street

LOCATION: N Fell 167.5' W Steiner

LOT SIZE: 25' x 137.5'

AREA: 3,437.5 sq ft

ZONING: R-4

IMPROVEMENTS:

2-Story and basement wood frame flats built in about 1906, containing 1/6 and 1/7. Concrete foundation. Unfinished basement, one-car garage. Rustic exterior. Flat tar and gravel roof. Plaster walls and ceilings. Pine floors. 2 baths, leg tubs. Circulating gas heaters. Condition good.

1st. Flr.:	25' x 80' - 120'	= 1,880 sq ft
2nd. Flr.:	25' x 80' - 120'	= 1,880 sq ft
		<u>3,760 sq ft</u>

INCOME: 1/7 (occupied by owner)
1/6 @ \$ 80 Mo. \$960 Yr.

EXPENSES:	Taxes:	\$611.24
	Insurance:	<u>45.00</u>
		\$656.24

SOLD: GRANTOR: Voldemar and Eya Sharonoff
GRANTEE: Roy A. Johnson
RECORDED: 12/11/68
PRICE: \$32,000



IMPROVED COMPARABLE SALE

Block 824 / Lot 3

Type of Property: Three Flats

ADDRESS: 1054-56-58 Fell Street

LOCATION: N/L Fell St. 150' E. Scott

LOT SIZE: 25' x 137.5' plus
25' x 37.5' at rearAREA: 4,375 sq ft

IMPROVEMENTS:

Three-story and basement wood frame and brick veneer trim building containing two 5-room and one 6-room flat. Three baths - old style leg tubs. Circulating gas heaters. Pine floors. Plaster walls and ceilings. Six fireplaces. Unfinished basement. Concrete foundation. Flat tar and gravel roof. Fair to good condition. Age approximately 61 years. Total rooms 16. Total building area: 3,972 sq ft .

INCOME: 2/5's @ \$ 95 Mo.
1/6 @ $\frac{100}{\$195}$ Mo.

\$ 3,480 Annual Gross

EXPENSES: Taxes \$ 811
Insurance $\frac{75}{\$886}$

\$ $\frac{886}{2,594}$ Annual Net

SOLD: GRANTOR: Charles W. & Charlotte O. De'Guerre

GRANTEE: George R. & Lilly J. Hills

RECORDED: 6/25/69

PRICE: \$25,000



825/10

COMPARABLE SALE NO

LOCATION 964-66 Oak Street

LOT SIZE 25 X 137.5

ASSESSED VALUE	LAND	\$
	BLDG.	\$
	TOTAL	\$

ACQUIRED 4/26/68 FROM

CONSID. \$19,500 TO



99 • 847

DESCRIPTION OF IMPROVEMENTS

Two-flat building with garage, 1 five-room and 1 six-room flat.

SOLD ON BASIS OF
SOLD ON BASIS OF
SOLD ON BASIS OF
SOLD ON BASIS OF

PER SQ. FT. AS IMPROVED
TIMES ANNUAL INCOME
TIMES NUMBER OF ROOMS
TIMES NUMBER OF UNITS

\$14,500 - First deed of trust.

\$ 5,000 down

Sold by Walter Gordon Realty

Above information from Donald Gordon

825/10

COMPARABLE SALE NO

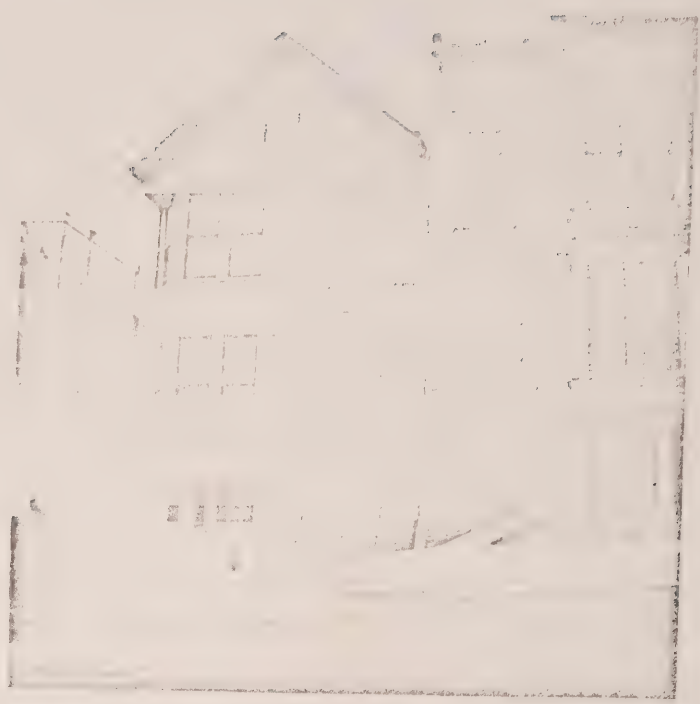
LOCATION 964-66 Oak Street

LOT SIZE 25 X 137.5

ASSESSED VALUE LAND \$
BLDG. \$
TOTAL \$

ACQUIRED 4/26/68 FROM

CONSID. \$19,500 TO



DESCRIPTION OF IMPROVEMENTS

Two-flat building with garage, 1 five-room and 1 six-room flat.

SOLD ON BASIS OF	PER SQ. FT. AS IMPROVED
SOLD ON BASIS OF	TIMES ANNUAL INCOME
SOLD ON BASIS OF	TIMES NUMBER OF ROOMS
SOLD ON BASIS OF	TIMES NUMBER OF UNITS

\$14,500 - First deed of trust.

\$ 5,000 down

Sold by Walter Gordon Realty

Above information from Donald Gordon

95/A

CENSUS TRACT 964-6 Oak St. BLOCK 825 LOT 17

LOCATION N Oak 125 E Scott

LOT SIZE 25 X 137.5 AREA 9-25-45 SQ. FT.

ZONING R-4 DATE 9-23-68

SELLING PRICE \$9,725 SFT \$ 11.00

PRICE PER LIVING UNIT \$

PRICE PER SQ. FT. F. F.

George E. Harrington, et al Mary J.
Harrington dec'd to - Wm. C. Brown Sr.
OCS 275-257 24555

COMPARABLE SALE

Block 825/ Lot 10

414. Size
1640 per floor 3280 ft
5 + 6-room flats
Garden Realty

Type of Property: Two-story woodframe, two flat building

ADDRESS: 964 Oak St.

LOCATION: N/L Oak 125' East of Scott

LOT SIZE: 25' x 137.5'

AREA: 3,437.5 sq

ZONING: R-4

IMPROVEMENTS:

Two-story and basement woodframe flat building built about 1890. Concrete floor in basement, 1-car garage. Brick foundation. Rustic exterior with rustic front. Gable roof - composition shingles. Lath and plaster interior walls and ceiling. Five hardwood floors and seven pine floors. Two bathrooms with leg tubs.

INCOME:	964	-	\$	63.00	
	966	-		82.50	
	Garage	-		7.00	
			\$	154.50	x 12 = \$1,854 per year

EXPENSES:	Taxes	\$516.61	
	Insurance	<u>100.00</u>	
		616	
		<u>\$1,238</u>	Net

SOLD: GRANTOR: Mary A. Harrington (1/2) and George E. Harrington exr. est. Mary J. Harrington, Decd. (1/2)

GRANTEE: Margaret C. Brown Sr.

RECORDED: 9/23/68

PRICE: \$19,500

On basis of 10.5 x Gross Annual Income
On basis of 6.35% overall capitalization rate
On basis of \$1,772.72 per room
On basis of \$5.67 per sq land & building as improved.



COMPARABLE SALE

Block 825/ Lot 10

Type of Property: 2-Story and basement wood frame flat

ADDRESS: 964-66 Oak St.

LOCATION: N Oak 125' E of Scott

LOT SIZE: 25' x 137.5'

AREA: 3,437.5 sq ft

ZONING: R-4

IMPROVEMENTS:

2-Story and basement wood frame flat building built about 1890, containing 1/5 and 1/6. Concrete floor in basement. 3-car garage. Brick foundation. Rustic exterior with rustic front. Gable roof, composition shingles. Lath and plaster interior. Hardwood floors. 2 bathrooms with leg tubs.

1st. Flr: 1,640 sq ft

2nd. Flr: 1,640 sq ft

3,280 sq ft

INCOME: 964 - \$ 65 Mo.

966 - 82.50

Garage 7.00 \$154.50 Mo. - \$1,854 Yr.

EXPENSES: Taxes: \$516.61

Insurance: 100.00 \$616.61

SOLD: GRANTOR: Mary A. Harrington $\frac{1}{2}$ int.

George E. Harrington est. of Mary J. Harrington, dec'd, $\frac{1}{2}$ int.

GRANTEE: Margaret C. Brown Sr.

RECORDED: 9/23/68

PRICE: \$19,500



3 FLATS

COMPARABLE SALE

Block 828 / Lot 2

Type of Property: Three Flats

ADDRESS: 437-39-41 Webster Street

LOCATION: W Webster 100' S Fell

LOT SIZE: 25' x 100'

AREA: 2,500 sq

ZONING: R-4

IMPROVEMENTS: Three-story and part basement wood frame building containing three 6-room flats. 3 baths with 22 fixtures and old style leg tubs. 13 hardwood floors; 5 pine floors. 4 individual circulating gas heaters. Flat tar and gravel roof. Concrete foundation. Age 62 years. Total 18 rooms. Total building area 4,266 sq .

INCOME: 3 6-Rm. Flats @ \$135 = \$405 Mo.

\$4,860 Annual Gross

EXPENSES: Taxes 1964/65 \$ 630
Insurance 100

730
\$4,130 Annual Net

SOLD: GRANTOR: Edith White

GRANTEE: Earl D. & Gertrude E. Gage ($\frac{1}{2}$ int.);
Leonard C. & Barbara J. Gage ($\frac{1}{2}$ int.)

RECORDED: 8/12/65

PRICE: \$34,000

On basis of 7.0 x Gross Annual Income

On basis of 12.1% overall capitalization rate

On basis of \$1,888 per room

On basis of \$13.60 per sq land & bldg. as improved.



WAR 70
MAN

SALE NO. 828-6

LOCATION: 602 Oak Street

GRANTOR: John D. Merriem, et al

GRANTEE: George & Elmer Leflore

DATE OF RECORD: 4-21-65

I.R.S.: \$43.25

ZONING: R-4

SALES PRICE: \$39,500

LAND SIZE: 25' x 100' = 2,500 s.f.

UNIT VALUE: \$15.80/s.f.

G.R.M.: 143.6

IMPROVEMENTS: 2 story over garage, frame and stucco bldg. containing 5 apts. (converted from flats) and 2 car garage. 1-4 rm., 3-3rm., and 1-2rm. (2 units share bath) Condition fair to good. Estimated age is 55 years. D/T \$24,000 - 2nd. D/T \$7,700

Monthly Income \$275.00



COMPARABLE SALE

Block 828 / Lot 8

Type of Property: Three Flats

ADDRESS: 630-34 Oak Street

LOCATION: N/L Oak, 127.5' W of Webster

LOT SIZE: 30' x 137.5'

AREA: 4,125 sq

ZONING: R-4

IMPROVEMENTS: Three-story wood frame flat building with full basement. One-car garage in basement. Concrete foundation. Rustic exterior. Plastered interior. No updating. Erected in 1908. Circulating gas heaters. Pine floors. Flat tar & gravel roof new 3 yrs. ago. 3/7room flats, each with leg tub baths. Fair condition.

INCOME:	Lower 7 rm flat	\$ 80 Mo.	
	Middle 7 rom flat	80	
	Top 7 rm flat	50	
		<u>\$210 Mo.</u>	\$ 2,520 Annual Gross

EXPENSES:	Taxes	\$847	
	Insurance	<u>60</u>	
			<u>907</u>
			\$ 1,613 Annual Net

SOLD: GRANTOR: Mary W. Bettencourt

GRANTEE: Earl J. & Eloise De Sha

RECORDED: 5/23/69

PRICE: \$30,000
On basis of 11.99 x Gross Annual Insome
On basis of 5.4% overall capitalization rate
On basis of \$7.27 per sq land & Bldg. as improved.



MAR • 70

MAR • 70

COMPARABLE SALE

Block 828/ Lot 9

247
revised

Type of Property: 3-Story and basement wood frame flats

ADDRESS: 638 Oak St.

LOCATION: N Oak 157.5' W Webster

LOT SIZE: 30' x 137.5'

AREA: 4,125 sf

ZONING: R-4

IMPROVEMENTS:

3-Story and basement wood frame flats built in 1910, containing 3/6's. Concrete foundation. Unfinished basement. Rustic exterior. Brick veneer. Flat tar and gravel roof. Plaster walls and ceilings. Hardwood floors. 3 baths, leg tubs. 6 fireplaces.

1st. Flr:	25' x 78'	-	150'	=	1,800	sf
2nd. Flr:	25' x 78'	-	150'	=	1,800	sf
3rd. Flr:	25' x 78'	-	150'	=	1,800	sf
					<u>5,400</u>	sf

INCOME: No rental data available

EXPENSES:	Taxes:	\$688
	Insurance:	55
		<u>\$743</u>

SOLD: GRANTOR: Edward Jennings Con est of Constance Monaghan
GRANTEE: Thomas Bowe
RECORDED: 6/8/67
PRICE: \$31,500



MAR • 69

IMPROVED COMPARABLE SALE

BLOCK 828 / LOT 17

TYPE OF
PROPERTY: 3-story Flats Building

ADDRESS: 686-90 Oak Street

LOCATION: N/L of Oak Street, 25' E of Fillmore Street

LOT SIZE: 25' x 87.5'

LOT AREA: 2187.5 sq ft

ZONING: R-4

IMPROVEMENTS: Three-story wood-framed flats building. 3/6's. Unfinished basement. Concrete foundation. Rustic exterior. Lath and plaster interior. Flat tar and gravel roof. Pine floors throughout. Three old-style baths. Erected about 1910. 1610 sq ft per floor. Total finished building area 4830 sq ft . Total of 18 rooms. Fair condition. Low brick base at front. Terrazzo steps up.

INCOME: 1 flat - \$140 mo.

1 flat - 135 mo.

1 flat - 125 mo.

\$400 mo. total

ANNUAL GROSS: \$4,800

EXPENSES:

UAL NET: $\frac{- 885}{\$3,915}$

SOLD:

e C. Lucas, etal

Garcia

st to seller and
st to Savings & Loan Assoc.



COMPARABLE SALE

Block 829/ Lot 30

Type of Property: 2-Story and basement wood frame flats

ADDRESS: 603 Fell Street

LOCATION: S Fell 30' W of Buchanan AREA: 1,750 sf

LOT SIZE: 25' x 70'

ZONING: R-4

IMPROVEMENTS:

2-Story and basement wood frame flats built about 1895, consisting of 1/5 and 1/3 with enclosed porch. Brick foundation. Unfinished basement with 2-car garage. Rustic exterior. Stucco front. Gable roof, composition shingles. Plaster walls and ceilings. Pine floors. Two baths, leg tubs. Circulating gas heaters. Good condition.

1st. Flr: 24' x 42' + 88' = 1,096 sf
2nd. Flr: 24' x 42' + 88' = 1,096 sf
2,192 sf

INCOME: 1/5 @ \$160 Mo.
1/3 @ 95
\$255 Mo. or \$3,060 Yr.

EXPENSES: Taxes: \$350.38
Insurance: 45.00
\$395.38

SOLD: GRANTOR: James S. Kane
GRANTEE: Ronald Pouliot
RECORDED: 3/8/68
PRICE: \$25,500



COMPARABLE SALE

Block 830/ Lot 3, 27A

28

Type of Property: 2-Flats and Detached Garage

ADDRESS: 415-17 Laguna

LOCATION: NW Corner Laguna and Hickory

LOT SIZE: 27.26' x 85 25' x 37.5' AREA: 2,992 sf

ZONING: R-4

IMPROVEMENTS:

2-Story rustic wood frame flat building, containing 2/5's and a detached garage. Partly unfinished basement. Pine floors. Circulating gas heaters. Brick foundation. Condition good.

1st. Flr:	1,196	sf
2nd. Flr:	1,196	sf
Garage:	560	sf
	<u>2,952</u>	sf

INCOME:	Lower	\$80 Mo.	
	Upper	90	
	Garage	<u>38</u>	\$208 - \$2,496 Yr.

EXPENSES:	Taxes:	\$335
	Insurance:	60
	Water:	<u>75</u>
		\$470

SOLD:	GRANTOR:	Eugene Fournival
	GRANTEE:	Kermit and Vivian P. Sorrells
	RECORDED:	7/19/67
	PRICE:	\$22,600



MAR 68

COMPARABLE SALE

Block 830/ Lot 20

Type of Property: 2-Story and basement wood frame flats

ADDRESS: 577-79 Fell

LOCATION: S Fell 82.5' E Buchanan

LOT SIZE: 25' x 84'

AREA: 2,100 sq ft

ZONING: R-4

IMPROVEMENTS:

2-Story and basement wood frame flats built about 1885, containing 1/6 up, and 1/5 down. Brick foundation. Unfinished basement. Rustic exterior. Flat tar and gravel roof. Plaster walls and ceilings. Pine floors. 2 baths, leg tubs. 2 fireplaces. Circulating gas heat. New hardwood floors. 1 new bath up. Completely painted all prior to sale.

1st. Flr: 25' x 68' - 300' = 1,400 sq ft
2nd. Flr: 25' x 68' - 300' = 1,400 sq ft
2,800 sq ft

INCOME: 2 Flats @ \$100 Mo. = \$200 Mo. or \$2,400 Ann. Gross

EXPENSES: Taxes: \$433.40
Insurance: 40.00
\$473.40

SOLD: GRANTOR: Arthur D. Watson
GRANTEE: Willie D. and Laura Meriweather
RECORDED: 1/23/68
PRICE: \$26,500



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